CIVIL ACTION – PETITION FOR DAMAGES AND EQUITABLE RELIEF

Jury Trial Demanded

Nature of Action:
Consumer Protection, Negligent Misrepresentation, and Premises Liability / Negligent Security

Statutory Basis:
Missouri Merchandising Practices Act, RSMo §§ 407.020, 407.025
Missouri Common Law Negligence

Relief Sought:
Actual and Compensatory Damages
Treble Damages (Statutory)
Consequential and Non-Economic Damages
Injunctive and Declaratory Relief
Costs, Attorneys' Fees, and Such Other Relief as the Court Deems Just

Respectfully submitted,

Meghan Monokian
Plaintiff, Pro Se
2006 Eastern Suburb, Ste. 4
Christiansted, VI 00820

Date: January 22, 2026

IN THE CIRCUIT COURT OF TANEY COUNTY, MISSOURI
_____ DIVISION

MEGHAN MONOKIAN, 2006 Eastern Suburb, Ste. 4 Christiansted, VI 00820 Plaintiff,	)
v.	) Case No. 2646-CC00008
LAKESIDE STORAGE BRANSON, LLC, d/b/a LAKESIDE STORAGE, LLC, c/o Phil Lopez, Registered Agent 765 State Highway P Hollister, MO 65672	) **JURY TRIAL DEMANDED**
ZDM STORAGE, LLC, c/o Zachary D. Mabry, Registered Agent 1406 Main Street Halstead, KS 67056	)
SDC STORAGE, LLC, c/o Shawn D. Chappell, Registered Agent 1413 S. Kiowa Drive Olathe, KS 66062	)
10 FEDERAL STORAGE MANAGEMENT, LLC, (North Carolina LLC, Missouri Foreign Registration) c/o CT Corporation System, Registered Agent 5661 Telegraph Rd., Suite 4B St. Louis, MO 63129	)
MARK FRANCIS BRAUN, 130 Lugano Lane Hollister, MO 65672 Defendants.	)

PETITION FOR DAMAGES AND EQUITABLE RELIEF

1. COMES NOW Plaintiff, Meghan Monokian ("Plaintiff"), appearing pro se, and for her Petition for Damages against Defendants, states as follows:

PARTIES, JURISDICTION, AND VENUE

2. Plaintiff Meghan Monokian is a natural person and consumer who, at all relevant times, was a paying customer of Defendants. From approximately November 19, 2024 through November 13, 2025, Plaintiff leased RV space designated RV26 at Lakeside Storage, located at 765 State Highway P, Hollister, Missouri (the "Facility"), where she stored her 2018 Jeep Grand Cherokee, 2022 Forest River IBEX travel trailer, and personal property pursuant to Defendants' rental agreement and monthly payments.

3. Defendant **Lakeside Storage Branson, LLC** is a limited liability company authorized to transact business in Missouri and was, at all relevant times, the tenant-facing operator of the Facility, responsible for marketing, contracting, rent collection, security representations, tenant communications, and day-to-day operations.

4. Defendant **ZDM Storage, LLC** is a Kansas limited liability company formed on August 15, 2018, that owned and/or held title to the real property on which the Facility is located and, at all relevant times, derived financial benefit from the Facility and exercised ownership and control over the premises and improvements.

5. Defendant **SDC Storage, LLC** is a Kansas limited liability company formed on August 15, 2018, that owned and/or held title to the real property on which the Facility is located. Although its corporate status was later forfeited for failure to file required reports, SDC Storage, LLC derived financial benefit from the Facility and exercised ownership and control over the premises and remained subject to the non-delegable duties arising from land ownership and conditions on the property.

6. Defendant **10 Federal Storage Management, LLC** is a limited liability company with its principal place of business in North Carolina that, during the relevant period,

conducted business activities in Missouri relating to the Facility and exercised enterprise-level management, policy control, and operational oversight of the Facility, including security procedures, incident escalation, and tenant-notification practices, and also maintained a Missouri foreign registration through 10 Federal Storage Management, LLC (Missouri), which served as the Missouri-registered operating and management entity for the Facility during the relevant period, including when prior thefts and surveillance failures were known to management and not disclosed to tenants.

7. At all relevant times, Defendants, individually and in concert, owned, operated, managed, possessed, controlled, and/or exercised authority over the Facility, its perimeter fencing, access gates, keypad and code systems, surveillance cameras, lighting, patrol and monitoring practices, security policies, tenant communications, incident reporting, and evidence-preservation procedures.

8. This Court has subject-matter jurisdiction pursuant to Article V of the Missouri Constitution and RSMo § 478.070, because this action arises from conduct occurring in the State of Missouri and seeks damages in excess of the jurisdictional minimum of this Court.

9. Venue is proper in Taney County, Missouri under RSMo § 508.010 because:

   a. The Facility and real property at issue are located in Taney County;

   b. Defendants conducted and transacted business in Taney County; and

   c. The acts, omissions, misrepresentations, security failures, and resulting losses giving rise to Plaintiff's claims occurred in Taney County.

10. Each Defendant is legally responsible for the acts and omissions of its agents, employees, managers, and co-venturers acting within the scope of authority and in

furtherance of the enterprise, and for the non-delegable duties arising from ownership, control, and operation of the premises and security systems at issue.

11. Plaintiff alleges that Defendants operated in a coordinated and interdependent manner with respect to ownership, management, security policy, surveillance infrastructure, access control, tenant communications, and incident response at the Facility, such that each Defendant exercised actual or apparent authority over the same security instrumentalities, tenant communications, and incident-response practices, and are therefore jointly and severally liable for the acts and omissions alleged herein, including knowledge and conduct of prior managers and agents whose duties and security systems were continued without material change.

INTRODUCTION AND SUMMARY OF CLAIMS

12. Plaintiff brings this civil action under Missouri law, including the Missouri Merchandising Practices Act (RSMo §§ 407.020, 407.025) and Missouri common law, to recover damages and obtain equitable relief arising from a consumer transaction in which Defendants marketed and leased storage services and space to Plaintiff, made deceptive security representations, concealed material facts, and failed to maintain reasonably safe premises at the self-storage facility known as Lakeside Storage, located at 765 State Highway P, Hollister, Missouri.

13. During Plaintiff's tenancy, Defendants failed to provide the affirmatively represented security features, concealed material facts, and continued to operate the Facility with known hazards despite actual and constructive knowledge of those risks. These acts and omissions created and maintained a foreseeable and unreasonable risk of unauthorized

criminal entry and prolonged intrusion, resulting in theft, vandalism, and substantial economic and non-economic harm to Plaintiff as the direct and proximate result of Defendants' conduct.

14. Defendants failed to notify law enforcement, warn tenants, or implement corrective measures after discovering signs of unauthorized entry, and instead provided limited and delayed disclosures that materially understated known security failures, thereby impeding Plaintiff's ability to take timely protective action and mitigate further harm.

15. To the extent any contract provisions purport to waive liability or statutory remedies, Plaintiff alleges such provisions are unenforceable as applied to the statutory and tort claims pled herein.

16. Plaintiff asserts the following causes of action:

a. **Violation of the Missouri Merchandising Practices Act (RSMo § 407.020)**

For deceptive and unfair practices in connection with the marketing and sale of storage services, including affirmative misrepresentations and material omissions regarding security conditions.

b. **Negligent Misrepresentation**

For supplying false and misleading information without exercising reasonable care, both at the time of contracting and after discovery of unauthorized entry, upon which Plaintiff justifiably relied to her financial detriment.

c. **Premises Liability / Negligent Security**

For failure to exercise reasonable care to maintain the premises in a reasonably safe condition and to protect invitees from foreseeable criminal

acts, in breach of Defendants' non-delegable duties as owners and operators of the Facility.

17. Plaintiff seeks actual damages, statutory damages including treble damages and attorneys' fees under the MMPA, all consequential and non-economic damages proximately caused by Defendants' conduct, and all other relief permitted by Missouri law. Plaintiff pleads with facts demonstrating Defendants' actual and constructive knowledge of prior intrusions and ongoing access-control and surveillance failures, and may seek leave of Court, pursuant to RSMo § 510.261, to amend and assert a claim for punitive damages upon completion of discovery.

The following General Factual Allegations set forth, in detail, the specific events, representations, omissions, and conduct giving rise to Plaintiff's claims and supporting the relief sought herein.

GENERAL FACTUAL ALLEGATIONS

Security Representations and Plaintiff's Reliance

18. For purposes of this Petition, the "Relevant Period" means the time from November 19, 2024, through November 13, 2025, during which Plaintiff leased storage space marketed and sold as including specific security features and monitoring services at the Facility, and during which Defendants made, maintained, and failed to correct the security representations and conditions at issue.

19. During the relevant period, Defendants marketed and held out the self-storage facility known as Lakeside Storage, located at 765 State Highway P, Hollister, Missouri (the

"Facility"), as a fully secured and monitored storage location for vehicles, recreational vehicles, and personal property. *(See Ex. D.)*

20. Plaintiff entered into a rental agreement on or about November 19, 2024, for RV space RV26 to store her 2022 Forest River IBEX travel trailer, 2018 Jeep Grand Cherokee, and associated personal property. *(See Ex. D.)*

21. Plaintiff, a paying customer and lawful invitee, entered into a rental agreement with Defendants, in reliance on Defendants' unqualified, affirmative, and objective representations concerning facility-wide security and surveillance, published on Defendants' website, affiliated RV and boat storage webpages, third-party listing platforms, and on-site materials, and directed to Plaintiff and the general public, including the following:

a. "There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system."

b. "Security is a priority, with security cameras monitored alongside an onsite manager for added peace of mind." *(See Exhibit C, Lakeside Storage Security Marketing & Advertising)*

22. These statements were not subjective opinions or generalized marketing slogans, but specific, objective representations concerning:

a. the existence of perimeter fencing and controlled gate access;

b. the presence and operability of surveillance cameras;

c. continuous monitoring of the entire facility; and

d. active on-site management.

23. For purposes of this Petition, "Represented Security Features" means Defendants' affirmative, unqualified representations that the Facility, including the RV storage area and space RV26, was protected by continuous, operational video surveillance, secure perimeter fencing, controlled gated access, and active on-site monitoring, as set forth in the statements quoted in Paragraph 21 and documented in Exhibit C.

24. The Represented Security Features were material to and a substantial factor in Plaintiff's decision to store high-value vehicles and personal property, including her 2018 Jeep Grand Cherokee (V8 Hemi) and 2022 Forest River IBEX travel trailer, at the Facility, and to enter and continue the rental agreement, over which Defendants exercised exclusive control of all such security features, including perimeter fencing, access gates, keypad and code systems, surveillance cameras, and related access logs and monitoring data. *(See Exhibit B, Reliance on Security Representations (Text Message); Ex. C.)*

25. Plaintiff relied on the Represented Security Features in selecting the Facility and in declining available alternative storage locations that did not claim comprehensive surveillance and controlled access. *(See Ex. B, Ex. C.)*

26. At the time Plaintiff entered into the rental agreement, and at all times relevant to the unauthorized entry and its discovery, Defendants had not installed operational surveillance cameras capable of monitoring the RV storage area, including space RV26, and did not disclose that the area lacked functional camera coverage. *(See Exhibit A, Transcript of Recorded Telephone Call with Defendants; Exhibit E, Security Conditions, Prior Knowledge, and Damages.)*

27. On November 8, 2025, Defendants' on-site facility manager, acting within the scope of his authority, admitted in a recorded call that no cameras monitored the RV storage area, stating: "We don't have cameras back there yet. That's something—we just sent a bunch of money to a guy, and we're waiting for him to come out and hook up cameras to reach back there. We've got to run a line." *(See Ex. A.)*

28. This admission established that, during Plaintiff's tenancy and while Defendants continued to advertise Represented Security Features, the RV storage area, including RV26, was not under functional video surveillance and that Defendants had actual knowledge of that absence. *(See Ex. A; Ex. C; Ex. E.)*

29. As a result, no surveillance footage exists capable of capturing or documenting unauthorized entry or activity in the RV26 area, and Defendants' marketing representations created a false expectation that facility-wide surveillance footage would exist to detect, record, and preserve evidence of unauthorized entry. *(See Ex. A; Ex. E.)*

30. The rental agreement was a pre-printed, non-negotiable form contract and did not disclose that RV26 lacked functional camera coverage or that the advertised surveillance system did not extend to the RV storage area. *(See Ex. D.)*

31. Had Defendants disclosed that the RV26 area was outside functional surveillance camera coverage, Plaintiff would not have selected the Facility and would not have rented space RV26. *(See Ex. B; Ex. A; Ex. C.)*

Exclusive Custody and Control

32. At all relevant times, Defendants owned, operated, managed, and maintained the Facility and exercised exclusive custody and control over the Represented Security Features,

including perimeter fencing, access gates, keypad and code systems, surveillance equipment, lighting, monitoring practices, and all access, maintenance, and incident records. *(See Ex. D)*

33. Plaintiff did not reside at the Facility, had no access to camera feeds, gate logs, surveillance systems, or internal security records, and was entirely dependent on Defendants' representations and performance of the Represented Security Features for the protection of her property. *(See Ex. A; Exhibit G, Incident Communications and Evidence Preservation.)*

34. The existence, placement, operability, coverage, and monitoring of surveillance and access controls were facts uniquely within Defendants' knowledge and exclusive control and were not reasonably ascertainable by Plaintiff at the time of contracting or during her tenancy. *(See Ex. A; Ex. G.)*

Knowledge of Security Deficiencies and Systemic Failures

35. During Plaintiff's tenancy, Defendants failed to provide the Represented Security Features as advertised and represented, including the absence of functional surveillance coverage for the RV26 area, breached and unsecured perimeter fencing, and inoperable or misoriented cameras—conditions that permitted repeated unauthorized entry and undetected intrusion into stored vehicles and personal property. *(See Ex. E.)*

36. Despite actual and constructive knowledge that the Represented Security Features were not in place or operational as represented, Defendants continued to publish and maintain unqualified public representations that the Facility was fully fenced, gated, and monitored by continuous video surveillance, without retracting, qualifying, correcting, or

disclosing known surveillance blind spots, access-control failures, or other security deficiencies to Plaintiff or other tenants. *(See Ex. C; Ex. E.)*

37. Defendants further maintained prominent signage at the front access gate stating, "THIS FACILITY IS UNDER 24-HOUR CAMERA SURVEILLANCE," while in reality the RV and boat storage area, including Plaintiff's assigned space RV26, remained outside functional camera coverage. During Plaintiff's on-site visits between November 9 and November 13, 2025, both visual inspection and management admissions confirmed that the Represented Security Features were not present or operational in the RV26 area and that no corrective action had been implemented. *(See Ex. A; Ex. E.; Ex. G.)*

38. During that same period, Plaintiff and an independent tow operator observed that vehicles were able to enter the Facility by following directly behind exiting vehicles through the front access gate, without keypad entry, code verification, or on-site personnel intervention.

39. During Plaintiff's tenancy, another tenant testified (Case Nos. 2546-SC00015 and 2546-SC00015-1) that the front access gate had been left open and unsecured for multiple days and that only one camera at the facility appeared operational, a condition corroborated by an independent third-party service provider and documented in court filings and law-enforcement records, reflecting the same failure of the Represented Security Features. *(See Exhibit F, Prior Tenant Theft and Court Findings.)*

40. Defendants never disclosed to Plaintiff that the Represented Security Features were absent, inoperable, or compromised, nor did they disclose prior criminal intrusion, open-gate conditions, surveillance blind spots, or access-control failures, despite their

knowledge of such conditions and their continued marketing of the Facility as fully monitored and secure. *(See Ex. E; Ex. F.)*

Prior Incidents and Defendants' Pre-Loss Knowledge

41. On November 8, 2025, after Plaintiff reported evidence of unauthorized entry and damage, Defendants' on-site manager affirmatively represented to Plaintiff that no other trailers or units at the Facility had been impacted by theft or unauthorized entry. *(See Ex. A.)*

42. After the Relevant Period, on or about December 19, 2025, Plaintiff discovered the existence of a prior civil action arising from theft and security failures at the same Facility: Alton Davis v. Lakeside Storage, et al., Case Nos. 2546-SC00015 and 2546-SC00015-1. *(See Ex. F.)*

43. Court filings and sworn testimony in that action establish that, between approximately April 24 and April 26, 2025—during Plaintiff's tenancy—another tenant discovered that his RV had been unlawfully entered and vandalized while stored at the Facility. *(See Ex. F.)*

44. That tenant and an independent third-party service provider observed that, during multiple visits following the break-in, the Facility's front access gate was left wide open and unsecured for several consecutive days, permitting unrestricted public access. *(See Ex. F.)*

45. The same witnesses further established that although multiple surveillance cameras were installed at the Facility, only one appeared operational, with the remaining cameras inoperable or non-functioning. *(See Ex. F.)*

46. The tenant contacted the Taney County Sheriff's Office, which responded and documented the break-in and related damage. *(See Ex. F.)*

47. After several days of unsuccessful attempts to reach Facility management, the tenant ultimately spoke with Defendant Mark Francis Braun, who stated that:

a. He assumed on-site management of the Facility on or about December 6, 2024;

b. He had been informed at the time he took over management that the tenant's RV had already been broken into;

c. The prior management agent had knowledge of the break-in; and

d. Neither the prior manager nor the current manager had reported the incident to law enforcement or warned other tenants. *(See Ex. F.)*

48. The prior break-in, open-gate conditions, and inoperable surveillance occurred while Defendants continued to advertise and represent that the Facility was fully fenced, gated, and monitored by continuous video surveillance. *(See Ex. C; Ex. F.)*

49. The prior criminal intrusion and the associated access-control and surveillance failures were known to Facility management during Plaintiff's tenancy, yet Defendants issued no tenant warnings and continued advertising comprehensive security. *(See Ex. F.)*

50. Defendants never disclosed to Plaintiff the prior break-in, the repeated open-gate conditions, the inoperable cameras, or the involvement of law enforcement at any time during her tenancy. *(See Ex. F.)*

51. Accordingly, Defendants' November 2025 representation to Plaintiff that no other trailers or units had been impacted was false and misleading and omitted material facts

concerning prior criminal intrusion and known security failures at the Facility. *(See Ex. A; Ex. F.)*

52. On June 5, 2025, after the prior theft and documented open-gate conditions had already occurred, Defendants' on-site manager issued a mass email to tenants stating only that a "new key pad is installed" and that existing access codes "should work." Defendants did not disclose the prior break-in, repeated open-gate conditions, or any security failures, and did not issue any warning or precautionary notice to tenants. *(See Ex. G.)*

53. Despite this prior incident and their knowledge of compromised access control and surveillance, Defendants did not install operational surveillance cameras in the RV storage area, did not repair or restore known inoperable cameras, did not disclose the security failures to tenants, and did not issue any warnings or advisories, while continuing to market the Facility as fully fenced, gated, and monitored by continuous video surveillance. *(See Ex. C; Ex. E; Ex. F; Ex. G.)*

Discovery of Unauthorized Entry and Immediate Response

54. On November 3, 2025, Defendants notified Plaintiff by email that her "trailer needs attention," without providing photographs, a description of the condition observed, suspected unauthorized entry details, or any incident documentation. *(See Ex. G.)*

55. On November 4, 2025, Plaintiff contacted Defendants' on-site facility manager regarding that notice. The manager stated that he had found Plaintiff's travel trailer with its front door open and the interior in a disturbed condition. *(See Ex. G.)*

56. The manager further stated that he closed the trailer's door. No contemporaneous photographs of the condition as discovered were provided to Plaintiff. *(See Ex. G.)*

57. During the same call, the manager stated that Plaintiff's trailer cover had been off for months, attributed its removal to wind and storms, and stated that the intrusion had occurred "at least" approximately two weeks prior, while also stating that the break-in appeared more recent than the period during which the cover had been off. *(See Ex. A; Ex. G.)*

58. When Plaintiff requested surveillance footage, the manager stated that it "doesn't go that far back," and explained that the RV storage area containing Plaintiff's assigned space RV26 was not covered by operational surveillance cameras and that, even if other footage existed, it would not permit identification because "people come and go" and gate codes are shared. *(See Ex. A; Ex. E.)*

59. During the same conversation, Plaintiff requested that photographs of the scene be sent to her by email or text message. Defendant Mark Braun affirmed that he would send photographs to Plaintiff via text message; however, no photographs were ever provided.

60. On November 4, 2025, Plaintiff provided Defendants with written notice summarizing the manager's statements and formally requested photographs, incident documentation, and preservation and production of gate-access data, camera information, and internal records concerning the discovery. *(See Ex. G.)*

61. On November 4, 2025, Plaintiff promptly reported the incident to law enforcement, initially filing a report with the Hollister Police Department and then transmitting the report to the Taney County Sheriff's Office after being advised that the Facility is not within their jurisdiction. *(See Ex. E.)*

62. On or about November 4, 2025, a responding deputy from the Taney County Sheriff's Office reported that Plaintiff's Jeep was found unlocked with personal papers scattered

inside, that trailer batteries were missing, and that the trailer's front door was closed and locked and required a key to enter. *(See Ex. E.)*

POST-LOSS CONDUCT AND DAMAGES

Physical Evidence of Prolonged and Repeated Intrusion

63. During Plaintiff's on-site visits between **November 9 and November 13, 2025**, Plaintiff observed that multiple neighboring units/spaces in the same RV and boat storage area showed visible signs of disturbance and tampering, despite Defendants' prior representation that no other trailers or units had been impacted. *(See Ex. E; Ex. G.)*

64. Subsequent inspection of Plaintiff's travel trailer, Jeep, and the surrounding storage area revealed extensive physical damage, theft, and evidence of repeated unauthorized intrusion, including:

a. disconnected and missing trailer batteries;

b. forced and damaged underbelly compartments;

c. displaced and missing tools, equipment, electronics, and personal property;

d. disturbed interior contents;

e. mechanical and electrical damage to Plaintiff's vehicle and trailer. *(See Ex. E.)*

65. The Jeep's engine cover was found displaced, the skid plate (undercarriage cover) had been forcibly removed, and signs of extensive rodent nesting were discovered within the engine compartment, conditions consistent with prolonged, undisturbed access over an extended period rather than a single, brief event. *(See Ex. E.)*

66. Items belonging to Plaintiff were found removed from secured compartments, scattered within and outside the trailer, and located beyond the perimeter fence line, conditions consistent with repeated unauthorized access rather than a single isolated entry. *(See Ex. E.)*

67. Plaintiff's paraffin wax machine (machine used to soften feet or hands) was found outside the trailer with wax melted into the surrounding gravel, a condition consistent with prolonged exposure to elevated outdoor temperatures over an extended period and inconsistent with a brief or single-incident intrusion. *(See Ex. E, pp. 19–20.)*

68. The master set of keys, which had been stored inside the trailer (in case of emergency) and provided access to the trailer, vehicle, and all secured compartments, were missing upon inspection. *(See Ex. E.)*

69. All underbelly storage compartments, which had been secured and required the master key set for access, were found unlocked, with at least one compartment visibly open and its lock damaged. *(See Ex. E.)*

70. The combined condition, dispersion of property, environmental exposure, and extent of missing and damaged items reflected repeated access and handling over a period of time, rather than a single, isolated entry. *(See Ex. E.)*

Concealment, Partial Disclosure, and Failure to Warn

71. On or about April 8, 2025, Defendants advised Plaintiff that her Jeep cover had likely blown off due to wind and stated they would notify her if it were located. Defendants did not thereafter advise Plaintiff that the Jeep cover had in fact been found beneath another tenant's trailer, a fact known to Defendants' on-site manager by no later than November

4, 2025. Defendants also did not advise Plaintiff at any time prior to November 4, 2025, that her travel-trailer cover had been removed and left on the ground for an extended period spanning months. *(See Ex. A; Ex. E.)*

72. During Plaintiff's tenancy, Defendants knew or reasonably should have known that Plaintiff's vehicle and trailer covers had been removed and displaced from their assigned positions and left unsecured on the ground for an extended period of time, yet failed to provide timely notice to Plaintiff or to take reasonable protective or investigative measures despite the heightened risk of unauthorized access, weather exposure, and tampering. *(See Ex. E.)*

73. Defendants advised Plaintiff for the first time on November 4, 2025, that a section of the perimeter fence had been bent and may have been climbed or breached. *(See Ex. A; Ex. E.)*

74. Defendants never disclosed to Plaintiff, at any time, that a section of the perimeter fencing adjacent to RV26 functioned as an unsecured, gate-like opening permitting direct, undetected pedestrian access into the Facility. *(See Ex. E.)*

75. Defendants never notified Plaintiff that loose items, components, and equipment were observed on the ground within and beneath the assigned RV26 space and immediately adjacent areas under Defendants' control, despite Defendants' own Vehicle Storage Addendum prohibiting storage of any items on the ground and requiring vehicles and trailers to remain secured and in proper condition. *(See Ex. D; Ex. E; Ex. G.)*

76. Defendants did not advise Plaintiff that the Facility's front access gate had previously been left open and unsecured for extended periods, including during April 2025. *(See Ex. F; Ex. E.)*

77. Defendants did not advise Plaintiff of prior thefts, break-ins, or criminal intrusions at the Facility, including the April 2025 intrusion reported by another tenant and responded to by law enforcement. When Plaintiff specifically inquired whether any other trailers had been impacted, Defendants affirmatively represented that none had been. *(See Ex. A; Ex. F.)*

78. On November 4, 2025, Defendants represented to Plaintiff that the Jeep was "fine." That same day, a responding deputy documented that the Jeep was found unlocked with interior contents disturbed. *(See Ex. E.)*

79. Defendants knew that Plaintiff was not physically present on site on a daily basis, had entrusted the security of her vehicles and personal property to Defendants' access controls and surveillance representations, and reasonably relied on Defendants to provide prompt notice of security breaches, access failures, or conditions indicating unauthorized entry. *(See Ex. D; Ex. E.)*

80. Defendants did not report the discovery of the unauthorized entry, forced access, and apparent theft to law enforcement, despite having a duty, as the first observing premises operator with exclusive control over access systems, surveillance, and incident response, to notify law enforcement and preserve the scene. Defendants likewise failed to report the April 2025 break-in involving another tenant. Plaintiff, an out-of-state tenant unfamiliar with local jurisdiction, was therefore required to initiate law-enforcement involvement herself and initially contacted the wrong agency before the matter was referred to the Taney County Sheriff's Office. *(See Ex. A; Ex. F.; Ex. G.)*

81. Had Defendants disclosed the prior break-in, open-gate conditions, surveillance blind spots, fencing breaches, displacement of protective covers, the unlocked condition of the

Jeep, or the absence of camera coverage for RV26, Plaintiff would have promptly removed her property from the Facility or implemented protective and monitoring measures, and the duration, repetition, and extent of the unauthorized intrusions and resulting damage would have been materially reduced or prevented. *(See Ex. E; Ex. F.)*

82. On January 7, 2026, Progressive Insurance produced photographs that Lakeside Storage had provided to the insurer but never to Plaintiff. Those photographs omitted material conditions documented by a third party and law enforcement on November 4–5, 2025, including the forced underbelly hatch and items left on the ground within the RV26 space. The images were taken after the scene had been altered and were framed so as to exclude those conditions and therefore did not depict the condition of the scene as first observed and recorded following the unauthorized entry. *(See Ex. E.; Exhibit H, Lakeside Storage Photo Production to Progressive Insurance.)*

Failure to preserve evidence and Adverse Inference

83. Defendants did not provide contemporaneous photographs of the scene, surveillance footage, access-log records, incident reports, or internal communications concerning the discovery of the unauthorized entry or the condition of Plaintiff's property, despite Plaintiff's written and oral requests and Defendants' exclusive custody and control of such materials. *(See Ex. G.)*

84. Defendants did not report the incident, the breached fence line, or the inoperable cameras to law enforcement. *(See Ex. A; Ex. F; Ex. I.)*

85. On November 8, 2025, Defendants stated that photographs had been taken and provided to an insurance representative but did not provide those photographs to Plaintiff despite repeated written and oral requests. *(See Ex. A; Ex. G; Ex. H.)*

86. Defendants did not preserve or produce gate-code records, camera-maintenance logs, access-control data, or incident documentation within their exclusive custody and control, thereby preventing reconstruction of access activity, surveillance coverage, and the condition of the scene at the time of discovery. *(See Ex. G.)*

Continuity of Control and Management Knowledge

87. At the time Plaintiff entered into the rental agreement in November 2024, the Facility was managed and branded by 10 Federal Storage Management, LLC, as reflected in the rental agreement, addenda, and facility documentation bearing 10 Federal branding and corporate identifiers. *(See Ex. D.)*

88. In or about early December 2024, Defendants later represented in written communications that 10 Federal Storage Management, LLC had allegedly ceased on-site management operations and that day-to-day facility control had allegedly transitioned to on-site management operating under the Lakeside Storage name, without notice to Plaintiff and without issuance of any amended agreement, security disclosure, or correction of prior surveillance representations. *(See Ex. G.)*

89. Knowledge of the April 2025 break-in, open-gate conditions, inoperable or absent surveillance cameras, and related security failures was possessed by the prior management agent, 10 Federal Storage Management, LLC, by the successor on-site

manager upon assuming control, and by the ownership and controlling entities responsible for operation of the Facility. *(See Ex. F; Ex. G.)*

90. Such knowledge was acquired in the ordinary course of facility operations, within the scope of management authority, and is legally imputable to Defendants as owners, operators, and controlling entities of the Facility. *(See Ex. F; Ex. G.)*

91. Despite that knowledge, Defendants continued to advertise and represent that the Facility was fully fenced, gated, and "entirely" monitored by video surveillance, represented to Plaintiff that stored property was secure, and omitted disclosure of the prior break-in, open-gate conditions, lack of camera coverage for RV26, and unresolved surveillance deficiencies. *(See Ex. A; Ex. C; Ex. F; Ex. G.)*

92. Defendants' knowledge of prior criminal intrusion, access failures, and surveillance deficiencies pre-dated the discovery of the unauthorized entry into Plaintiff's property and remained concealed from Plaintiff throughout the period of her reliance on Defendants' security representations. *(See Ex. F; Ex. G.)*

93. After the April 2025 break-in and known access-control and surveillance failures, Defendants continued to accept Plaintiff's rental payments and to market the Facility as secure and fully monitored, without warning Plaintiff or correcting those representations. *(See Ex. C; Ex. D; Ex. G.)*

Resulting Property Damage and Ascertainable Economic Loss

94. Plaintiff invested substantial sums in her 2018 Jeep Grand Cherokee, 2022 Forest River IBEX travel trailer, and integrated equipment and components, which constituted a

unified mobile living and work infrastructure. Documentary proof of purchase, outfitting, maintenance, and valuation will be produced at trial.

95. Plaintiff's decision to store these assets at Defendants' Facility was made in reliance on Defendants' Represented Security Features as part of a long-term, investment-backed plan developed over years of financial planning and professional reliance. The vehicles and equipment were fully paid, outfitted for extended occupancy and remote work, and were integral to Plaintiff's housing, transportation, and income-producing capacity.

96. During the Relevant Period, Plaintiff's property was subjected to unauthorized entry, repeated intrusion, theft, tampering, and prolonged exposure while under Defendants' exclusive custody and control of access, perimeter, and surveillance systems, resulting in substantial physical damage, loss, and compromise of safe operability. *(See Ex. E; Exhibit I, Taney County Sheriff's Office Case No. 25-12052)*

97. As a result, Plaintiff's Jeep, travel trailer, and associated property required professional inspection, diagnostic evaluation, secure relocation, and mitigation, and were rendered unsafe or unsuitable for ordinary intended use. *(See Ex. E; Ex. I.)*

98. Plaintiff incurred substantial out-of-pocket expenses for emergency travel, temporary lodging, secure storage, third-party inspections, towing, diagnostics, evidence preservation, and related mitigation measures necessitated by the condition and risk profile of the compromised assets. *(See Ex. E; Ex. G; Ex. I.)*

99. Plaintiff was deprived of her established mobile living and work infrastructure and suffered consequential disruption to transportation, housing stability, and occupational functioning, including loss of use, displacement, interruption of planned deployment of the assets, and delay or impairment of reasonably anticipated income-producing activity.

100. Plaintiff's damages exceed the jurisdictional minimum of this Court, exclusive of interest and costs, and will be proven through documentary evidence and testimony, including purchase records, valuation data, repair and inspection invoices, insurance materials, travel and lodging receipts, and financial records.

101. Plaintiff's losses were a direct and proximate result of the unauthorized entry, prolonged intrusion, and physical compromise of her property while stored at Defendants' Facility during the Relevant Period.

102. Plaintiff has suffered ascertainable property damage and economic loss within the meaning of Missouri law, in amounts to be established at trial.

103. For purposes of this Petition, Plaintiff's damages include, without limitation:

a. **Property Losses:**

All theft, destruction, physical damage, and diminution in value to Plaintiff's Jeep, travel trailer, and all associated equipment, systems, and personal property.

b. **Mitigation Costs:**

All reasonable expenses incurred to investigate, stabilize, preserve, transport, secure, inspect, diagnose, store, and evaluate compromised property and evidence, including towing, secure storage, third-party inspections, diagnostics, emergency travel, lodging, and evidence-preservation measures, whether paid directly or subject to insurance reimbursement or subrogation.

c. **Consequential Losses:**

All reasonably foreseeable downstream economic losses resulting from deprivation or impairment of Plaintiff's mobile living and work

infrastructure, including loss of use, substitute housing or storage, interruption of occupational functioning, delayed or diminished income-producing activity, and other objectively measurable financial harm, to be proven by documentation and testimony.

OWNERSHIP AND CONTROL

Ownership, Management, and Timeline of Control

104. After the August 29, 2018 conveyance, Lakeside Storage Branson, LLC ceased holding record title but continued to operate, brand, and represent itself as the Facility's identity, while SDC Storage, LLC and ZDM Storage, LLC, as the land-owning entities, remained responsible for the condition of the premises, improvements, perimeter fencing, gates, and security infrastructure, and for non-delegable duties arising from ownership and control of the land.

105. Archived internet records, including Wayback Machine captures, reflect that 10 Federal Storage Management, LLC held itself out as the managing operator of the Facility no later than October 4, 2022, and continued to manage the Facility through early December 2024, exercising control over security systems, access controls, operating policies, and tenant communications.

106. The precise date on which 10 Federal Storage Management, LLC initially assumed management prior to October 2022 is presently unknown, but its operational control of the Facility is established for a period extending through early December 2024.

107. Defendants later represented in written communications that, on or about December 6, 2024, operational control of the Facility transitioned from 10 Federal Storage

Management, LLC to on-site management operating under the Lakeside Storage name. *(See Ex. G.)*

108. In Alton Davis v. Lakeside Storage, Case No. 2546-SC00015, tenant Alton Davis testified that after discovering his camper had been broken into, he was unable to reach on-site manager Mark Braun for several days. When they finally connected, Braun confirmed prior management had informed him of the break-in before the December 2024 transition. Information regarding the intrusion and other issues was passed between outgoing and incoming management, and was known to Defendants, as evidenced by sworn testimony and written communications during the transition. *(See Ex. F; Ex. G.)*

109. Those conditions were observed by both the tenant and an independent third-party service provider and were reported to the Taney County Sheriff's Office.

110. During July 25, 2025 Trial De Novo in the Davis matter, the Circuit Court of Taney County entered judgment against SDC Storage, LLC and ZDM Storage, LLC as land-owning defendants. The court record reflects that Mark Braun appeared in person as the registered agent and representative for Lakeside Storage, while SDC Storage, LLC and ZDM Storage, LLC failed to appear. Attempts directed to the ownership entities were then returned as undeliverable. *(See Ex. F.)*

111. Court records further reflect that notices and mailings directed to the ownership defendants were returned, and that the addresses associated with the ownership and management entities included North Carolina locations corresponding to the corporate headquarters of 10 Federal Storage Management, LLC. *(See Ex. G.)*

112. Throughout this period, the Facility continued to be advertised as fully gated, fully fenced, and monitored by video surveillance, and no disclosure was made to Plaintiff

regarding prior break-ins, known security failures, or the absence of functional camera coverage in the RV storage area, including space RV26. *(See Ex. C.)*

113. Accordingly, the knowledge of prior security failures, including criminal intrusions and access-control deficiencies, is legally imputable to all Defendants named herein, based on the knowledge of their owners, managing agents, and on-site representatives, all acting within the scope of their authority.

Status of Information and Basis of Allegations Regarding Ownership and Control

114. Plaintiff has repeatedly submitted written requests to Lakeside Storage, SDC Storage, LLC, ZDM Storage, LLC, and 10 Federal Storage Management, LLC seeking identification and production of documents and information concerning management responsibility, insurance coverage, security systems, access controls, surveillance records, incident reports, prior break-ins, and the ownership and agency relationships among the named entities. While 10 Federal Storage Management, LLC confirmed that it ceased managing the Facility in early December 2024, the remaining Defendants have failed to provide responsive records or to clarify their respective operational and security roles, despite notice of anticipated litigation. *(See Ex. G.)*

115. As of January 12, 2026, the facts regarding ownership, management, and operational control of the Facility are based on publicly available court records, real-property filings, archived internet materials (including Wayback Machine captures), sworn testimony in related proceedings, and written communications from Defendants and their agents. *(See Exhibit J, Ownership, Management, and Agency Records.)*

116. Written communications from Jack Sparks, Vice President of Operations for 10 Federal Storage Management, LLC, state that 10 Federal ceased managing and operating the Facility in early December 2024, at which time ownership elected to self-manage the property under the Lakeside Storage name. 10 Federal further stated that it could not speak to decisions, policies, or operational practices implemented after that transition and no longer had access to Facility records, operations, or tenant information. *(See Ex. G.)*

117. Those requests sought clarification and production of records concerning:

a. management responsibility and operational control during Plaintiff's tenancy;

b. applicable insurance coverage;

c. security systems, access controls, and surveillance records;

d. incident reports and prior break-ins; and

e. ownership and agency relationships among the named entities. *(See Ex. G.)*

118. Plaintiff's requests included formal incident notices, record preservation demands, and insurance policy disclosure requests, transmitted to all entities believed to have ownership, management, or operational control of the Facility, with confirmation and response requested within specified timeframes. *(See Ex. G.)*

119. Plaintiff also submitted the same requests directly through Lakeside Storage's "Contact Us" web form, specifically requesting that the communications be forwarded to Zachary Mabry and Shawn Chappell as agents of the land-owning entities.

120. Attempts to contact certain agents, including Zachary Mabry (associated with ZDM Storage, LLC and SDC Storage, LLC), were unsuccessful, with returned messages.

Follow-up communications to other agents, including Shawn Chappell, received no response.

121. Accordingly, the allegations set forth herein reflect the facts available to Plaintiff through diligent investigation and reasonable inquiry, subject to supplementation and amendment following discovery and court-ordered disclosures, including identification of additional responsible parties and clarification of agency and control relationships.

COUNT I – VIOLATION OF THE MISSOURI MERCHANDISING PRACTICES ACT

(RSMo § 407.020 and § 407.025 — Against All Defendants)

Incorporation of Allegations

122. Plaintiff incorporates by reference the allegations set forth in Paragraphs 1 through 121 as if fully restated herein.

Parties and Consumer Transaction

123. Plaintiff is a natural person and a "consumer" within the meaning of the Missouri Merchandising Practices Act ("MMPA"), RSMo § 407.010 et seq.

124. Defendants are "persons" and "merchants" within the meaning of the MMPA, engaged in the business of marketing, offering, and selling self-storage and vehicle/RV storage services to the public in the State of Missouri, including the promotion of security and surveillance features as part of those services.

125. This action arises from a consumer transaction in which Defendants marketed and sold to Plaintiff storage services at the facility known as Lakeside Storage, located in

Hollister, Missouri, including the rental of RV space RV26, in exchange for monthly rental payments and related fees.

126. Defendants' acts, representations, and omissions occurred in trade or commerce and in connection with the sale of services within the meaning of RSMo § 407.020.

Deceptive and Misleading Representations

127. In marketing and selling storage services, Defendants affirmatively represented, through their website, third-party listings, and on-site signage, that the Facility was:

a. "Safe and Secure";

b. "Fenced and Gated";

c. Equipped with "Security Cameras"; and

d. That "the entire facility is monitored with our video surveillance system."

128. These statements were presented as factual descriptions of specific, objective security features and monitoring conditions, including coverage of the RV storage area where Plaintiff was assigned space RV26.

129. Defendants made these representations and omissions for the purpose of inducing consumers, including Plaintiff, to rely on them in deciding whether to entrust high-value vehicles and personal property to the Facility.

Concealment of Material Facts

130. At the time the above representations were made, Defendants failed to disclose and actively concealed material facts, including that:

a. The RV storage area, including space RV26, was outside functional surveillance

camera coverage;

b. Cameras nearest RV26 were inoperable, misoriented, or incapable of monitoring unauthorized access;

c. Gate access controls were subject to code sharing, reuse, and uncontrolled entry;

d. Perimeter fencing near RV26 was breached, unsecured, or capable of being opened;

e. The video system was not capable of detecting or documenting intrusion into the RV area; and

f. Prior criminal intrusion and vandalism had occurred at the Facility under substantially similar security failures and were not disclosed to tenants.

131. These concealed facts directly contradicted Defendants' affirmative representations that "the entire facility" was monitored and secured by functional surveillance and access controls.

132. The existence, placement, operability, and monitoring capability of cameras, gates, and fencing were matters solely within Defendants' exclusive knowledge and control and were not reasonably discoverable by Plaintiff at the time of contracting.

Knowledge and Control

133. Defendants owned, operated, managed, and controlled the Facility and its security infrastructure, including surveillance systems, access gates, code assignment, perimeter fencing, and incident reporting.

134. Defendants knew, or in the exercise of ordinary business practices should have known, that:

a. The RV area lacked operational surveillance coverage;

b. The advertised monitoring did not exist as represented;

c. Access controls and fencing were compromised; and

d. Prior criminal activity had occurred under the same conditions.

135. Despite this knowledge, Defendants continued to advertise comprehensive security and surveillance without qualification or correction.

Reliance and Inducement

136. Plaintiff relied on Defendants' representations that the Facility was fenced, gated, and fully monitored by video surveillance in deciding to store her 2018 Jeep Grand Cherokee, 2022 Forest River IBEX travel trailer, and extensive personal property at the Facility.

137. In reliance on those representations, Plaintiff declined alternative storage options and entrusted her property exclusively to Defendants' premises.

138. Plaintiff would not have entered the transaction and would not have stored her property at the Facility, had Defendants disclosed the absence of functional surveillance coverage, the access-control deficiencies, or the prior criminal intrusion.

139. Plaintiff's reliance was reasonable and foreseeable and occurred in the precise manner intended by Defendants' marketing.

Causation and Ascertainable Loss

140. The undisclosed security failures and access deficiencies created and maintained a foreseeable opportunity for unauthorized entry and undetected intrusion.

141. The very risks Defendants concealed—lack of monitoring, uncontrolled access, and surveillance blind spots—materialized and resulted in prolonged unauthorized access, theft, tampering, and physical damage to Plaintiff's vehicle, trailer, and personal property.

142. As a direct and proximate result, Plaintiff suffered ascertainable economic loss, including Property Losses, Mitigation Costs, and Consequential Losses.

143. These losses are capable of objective measurement and constitute "ascertainable loss" under RSMo § 407.025.

Statutory Violation

144. Defendants' conduct constitutes deception, misrepresentation, false promise, omission of material fact, and unfair practices in connection with the sale of services, in violation of RSMo § 407.020.

145. The security representations and concealed deficiencies were material to the consumer decision-making process and were made for the purpose of inducing reliance.

Contractual Disclaimers Do Not Bar MMPA Liability

146. Any contractual provisions purporting to disclaim security, shift risk, waive liability, or limit remedies do not bar or defeat liability under the MMPA.

147. A merchant may not induce a consumer through affirmative misrepresentations and material omissions and then invoke boilerplate disclaimers to immunize itself from statutory consumer-protection liability.

148. Rights under RSMo § 407.020 may not be waived by private contract.

Essential Purpose Defeated by Deception

149. The essential purpose of the transaction, as presented to and understood by Plaintiff, was the provision of a storage location that was fenced, gated, and fully monitored by video surveillance.

150. Defendants' concealment of the absence of such monitoring and security defeated the fundamental basis upon which Plaintiff agreed to the transaction.

151. This failure arises from the deceptive inducement of the transaction itself, not from the manner of contractual performance.

Relief

152. Pursuant to RSMo § 407.025, Plaintiff seeks:

a. Actual damages;

b. Treble damages as permitted by statute;

c. Attorney's fees and costs;

d. Injunctive relief prohibiting Defendants from continuing to market the Facility as fully monitored and secure without disclosing known surveillance and access deficiencies; and

e. Such other and further relief as the Court deems just and proper.

COUNT II – NEGLIGENT MISREPRESENTATION

(Missouri Common Law — Against All Defendants)

Incorporation of Allegations

153. Plaintiff incorporates by reference the allegations set forth in Paragraphs 1 through 121 as if fully restated herein.

Information Supplied in the Course of Defendants' Business

154. At all relevant times, Defendants were engaged in the business of marketing, operating, and managing a self-storage and RV storage facility and had a pecuniary interest in inducing and retaining tenants, including Plaintiff.

155. In the course of that business, Defendants supplied information to Plaintiff and the public for the purpose of guiding consumer decisions regarding whether to rent space at the Facility, whether to continue storing property there, and whether to take protective action.

False and Misleading Information

156. Defendants supplied factual information concerning the Facility's security and monitoring, including representations that the Facility was "Safe and Secure," "Fenced and Gated," equipped with "Security Cameras," and that "the entire facility is monitored with our video surveillance system."

157. Defendants further supplied post-loss information to Plaintiff, including but not limited to information regarding the condition of her property, the timing and scope of the intrusion, the status of fencing and cameras, and the existence of other break-ins.

158. The information supplied was false, misleading, and materially incomplete, including because:

a. The RV storage area, including Plaintiff's assigned space RV26, was not within functional camera coverage;

b. Cameras nearest RV26 were inoperable or misoriented;

c. Perimeter fencing near RV26 was breached and capable of unauthorized entry;

d. The front access gate had been left open and unsecured for extended periods;

e. Prior criminal intrusion and vandalism had occurred at the Facility under similar security failures;

f. Plaintiff's trailer and vehicle covers had been displaced for a prolonged period indicating extended exposure and access; and

g. Defendants represented that no other trailers had been broken into when such representations were false or misleading.

Failure to Exercise Reasonable Care

159. Defendants failed to exercise reasonable care and competence in obtaining, verifying, and communicating information regarding:

a. The existence and scope of surveillance coverage;

b. The integrity of fencing and access controls;

c. The occurrence of prior intrusions and theft;

d. The duration and severity of the intrusion into Plaintiff's property;

e. the fact that Defendants did not notify law enforcement upon discovering signs of unauthorized entry, and the status of any police reporting; and

f. The risk of continued unauthorized access.

160. Defendants further failed to exercise reasonable care by selectively disclosing information in a manner that minimized risk, omitted known facts, and conveyed an incomplete and misleading picture of security conditions and urgency.

Justifiable Reliance

161. At time of notification, Plaintiff was located out of state in the U.S. Virgin Islands and had no access to surveillance systems, access logs, or the premises, and depended entirely on Defendants for accurate information concerning security conditions and the status of her property.

162. Defendants knew or should have known that Plaintiff would rely on their statements and omissions in deciding:

a. Whether to continue storing her Jeep, travel trailer, and personal property at the Facility;

b. Whether to immediately inspect, remove, or relocate her property;

c. Whether to initiate law-enforcement involvement; and

d. Whether emergency protective measures were required.

163. Plaintiff justifiably relied on Defendants' representations and partial disclosures, including their minimization of risk, nondisclosure of prior intrusions, and assurances regarding security conditions.

Causation

164. As a direct and proximate result of Defendants' negligent misrepresentations and omissions:

a. Plaintiff remained unaware of the true scope and duration of unauthorized access;

b. Plaintiff was deprived of the opportunity to promptly remove and secure her property;

c. Unauthorized access continued undetected;

d. Evidence was lost or degraded; and

e. Theft, tampering, and physical damage were prolonged and exacerbated.

Pecuniary Loss

165. Plaintiff suffered pecuniary loss as a direct and proximate result of her reliance, including Property Losses, Mitigation Costs, and Consequential Losses.

Conclusion

166. Defendants, in the course of their business and in a transaction in which they had a pecuniary interest, supplied false and misleading information and failed to exercise reasonable care in communicating material facts for Plaintiff's guidance, upon which Plaintiff justifiably relied to her financial detriment.

WHEREFORE, Plaintiff prays for judgment against Defendants on Count II for actual damages in an amount to be proven at trial, together with costs, pre- and post-judgment interest as allowed by law, and such other and further relief as the Court deems just and proper.

COUNT III – PREMISES LIABILITY / NEGLIGENT SECURITY

(Missouri Common Law — Against Lakeside Storage Branson, LLC; ZDM Storage, LLC; SDC Storage, LLC; and Mark Francis Braun; and against 10 Federal Storage Management, LLC to the extent it exercised control and/or assumed operational duties during the Relevant Period.)

Incorporation of Allegations

167. Plaintiff incorporates by reference all allegations set forth in Paragraphs 1 through 121 as if fully restated herein.

Status and Non-Delegable Duty of Care

168. At all relevant times, Plaintiff was a lawful invitee and paying customer who stored her 2018 Jeep Grand Cherokee, 2022 Forest River IBEX travel trailer, and personal property at Defendants' Facility in exchange for monthly rent.

169. Defendants owned, operated, managed, and/or controlled the Facility and its common areas and security infrastructure, including perimeter fencing, access gates, keypad and code systems, surveillance cameras, lighting, patrol and monitoring practices, incident reporting, and tenant-notification procedures.

170. Under Missouri law, Defendants owed Plaintiff a non-delegable duty to exercise reasonable care to maintain the premises in a reasonably safe condition and to protect invitees from foreseeable criminal acts of third parties.

171. This duty arises from Defendants' exclusive control of the premises and from public-safety obligations imposed on property owners and operators, and cannot be waived, disclaimed, or shifted by private contract or exculpatory clause.

Foreseeability of Criminal Acts

172. Foreseeability under Missouri law is established by prior similar incidents and by systemic conditions creating a known and unreasonable risk of criminal intrusion.

173. Prior to and during Plaintiff's tenancy, Defendants knew or, in the exercise of ordinary care, should have known of serious and ongoing security failures, including:

a. Breached, bent, and unsecured perimeter fencing near the RV storage area capable of being opened to permit unauthorized pedestrian entry;

b. Extended periods in which the front access gate was left open and uncontrolled, allowing unrestricted public access;

c. The absence of functional surveillance camera coverage for the RV storage area, including Plaintiff's assigned space RV26;

d. Inoperable, vandalized, or misoriented cameras incapable of detecting or recording unauthorized entry;

e. Gate-code sharing, reuse, and lack of effective access-control management; and

f. Prior criminal intrusion, theft, and vandalism affecting tenant RV/Trailers under substantially identical conditions.

174. Defendants' knowledge of a prior break-in during Plaintiff's tenancy—occurring with an open gate, breached fencing, and non-functional cameras and known to both prior and successor management, rendered further criminal acts not merely possible, but reasonably foreseeable and likely absent corrective action.

Breach of Duty

175. Despite actual and constructive knowledge of these dangers, Defendants failed to take reasonable security measures including acts and omissions demonstrating reckless disregard with respect to known hazards, including but not limited to:

a. Failing to repair or secure breached perimeter fencing;

b. Failing to install, restore, or maintain functional surveillance coverage for the RV storage area;

c. Failing to control gate access, prevent code sharing, or implement meaningful access-tracking;

d. Failing to conduct reasonable patrols, monitoring, or inspection of high-risk areas;

e. Failing to warn Plaintiff and other tenants of known security breaches, blind spots, open-gate conditions, and prior thefts;

f. Failing to notify law enforcement upon discovery of unauthorized entry;

g. Failing to preserve, document, and disclose contemporaneous photographs, video footage, access logs, and incident reports; and

h. Altering the scene by closing and re-securing Plaintiff's trailer before documentation and by leaving Plaintiff's personal belongings displaced, exposed on the ground, and unsecured for an extended period without notice.

176. Defendants further engaged in concealment and selective disclosure that materially understated known security failures and delayed tenant awareness of prior intrusions and access-control deficiencies.

177. These acts and omissions occurred despite Defendants' actual and constructive knowledge of prior intrusions and ongoing access-control and surveillance failures, and despite the foreseeable risk of continued criminal entry absent corrective action and tenant warning.

Causation

178. Defendants' failures created and maintained a foreseeable and ongoing opportunity for unauthorized entry and repeated, undetected intrusion.

179. But for Defendants' failure to implement reasonable security measures and warnings, unauthorized entry and prolonged intrusion would not have occurred.

180. Defendants' post-discovery failures—including failure to warn, failure to secure the area, alteration of the scene, and failure to preserve material evidence—directly increased the duration and severity of the intrusion, exacerbated Plaintiff's losses, and created evidentiary uncertainty regarding the scope, timing, and perpetrators of the criminal acts.

Failure to preserve evidence and Adverse Inference

181. After notice of intrusion, Defendants failed to preserve and produce surveillance footage, photographs, access-log data, maintenance records, and incident reports exclusively within their control.

182. Defendants' failure to preserve and disclose this evidence warrants appropriate relief as permitted by Missouri law and applicable evidentiary principles, including consideration of adverse inference and related remedies.

Damages

183. As a direct and proximate result of Defendants' negligence, Plaintiff suffered Property Losses, Mitigation Costs, and Consequential Losses, plus resulting non-economic harm permitted under Missouri law.

Effect of Contractual Disclaimers and Statutory Overlay

184. Any contractual provisions purporting to limit or waive liability are void and unenforceable because:

a. Missouri law prohibits exculpation for reckless disregard and for failure to protect invitees from foreseeable criminal acts;

b. Defendants' duty arises from premises control and public-safety obligations, not mere contract;

c. The transaction was induced by deceptive security representations in violation of the Missouri Merchandising Practices Act; and

d. Statutory rights under RSMo § 407.020 cannot be waived by private agreement, rendering any attempted enforcement of liability waivers void as against public policy.

Punitive Conduct and Deterrence

185. Defendants' conduct, as alleged herein, reflects conscious disregard for tenant safety and property rights, systemic concealment of known hazards, and reckless indifference to the foreseeable consequences of their security failures, and is of a character that, upon

proper showing and leave of Court pursuant to RSMo § 510.261, warrants the imposition of punitive damages to punish and deter similar misconduct.

Conclusion

186. Defendants' acts and omissions constituted negligence and grossly negligent security under Missouri law and were a direct and proximate cause of Plaintiff's injuries and damages.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff respectfully prays for judgment against Defendants, jointly and severally, and requests that the Court grant the following relief, to the fullest extent permitted by law:

I. Actual and Compensatory Damages

187. In an amount to be proven at trial, including Property Losses, Mitigation Costs, and Consequential Losses.

188. Plaintiff has sustained ascertainable losses and damages in an amount in excess of Twenty-Five Thousand Dollars ($25,000), exclusive of interest and costs, to be proven at trial.

II. Statutory Damages Under the Missouri Merchandising Practices Act

189. Pursuant to RSMo §§ 407.020 and 407.025, including:

a. Actual damages;

b. Treble damages as authorized by statute;

c. Reasonable attorneys' fees and litigation costs; and

d. Such equitable relief as necessary to remedy and prevent ongoing deceptive practices.

III. Consequential and Non-Economic Damages

190. Consequential and non-economic harms permitted under Missouri law, including documented functional impairment, loss of occupational functioning, disruption of housing and transportation stability, and related damages to be proven at trial.

IV. Punitive and Exemplary Damages

(Preserved for Amendment Pursuant to RSMo § 510.261)

191. Upon completion of discovery and upon proper evidentiary showing, Plaintiff may seek leave of Court to amend to assert claims for punitive and exemplary damages, to the fullest extent permitted by Missouri law, based on Defendants' willful, wanton, and reckless disregard of Plaintiff's rights, including but not limited to:

a. Knowledge of prior criminal intrusion and systemic security failures;

b. A pattern of concealment and selective disclosure of material security risks;

c. Reckless indifference to the foreseeable consequences of open access, surveillance blind spots, and failure to warn; and

d. Alteration of the scene and failure to preserve material evidence.

V. Costs, Expenses, and Attorneys' Fees

192. Including those authorized under RSMo § 407.025 and other applicable law.

VI. Pre-Judgment and Post-Judgment Interest

193. As allowed by law.

VII. Declaratory, Injunctive, and Equitable Relief

Contract Shields & Dispute-Limitation Provisions

194. A declaration that Plaintiff's statutory and tort claims arise from independent duties and are not barred by contractual waivers or limitations; and, if asserted, an order denying enforcement of any arbitration, limitation-of-liability, value-cap, shortened limitations, fee-shifting, anti-subrogation, or similar provisions as applied to these claims.

Injunctive Relief – Deceptive Security Marketing

195. Plaintiff requests injunctive relief providing that:

a. Defendants are enjoined from advertising or representing that the Facility is 'fully monitored' or 'the entire facility is monitored' by video surveillance (as represented in Exhibit C and related listings) unless and until such representations are truthful, complete, and supported by ongoing operational compliance, not temporary or non-representative conditions, including accurate disclosure of any surveillance blind spots, non-operational or vandalized cameras, access-control failures, perimeter deficiencies, prior criminal intrusions, and limitations in monitoring and response capability.

b. An order requiring corrective advertising and corrective notice to current and former tenants, including disclosure of actual security conditions and known deficiencies.

Evidentiary and Insurance-Related Declarations

196. Plaintiff requests the following relief:

a. Such evidentiary sanctions as the Court deems appropriate, including adverse-inference instructions, for Defendants' failure to preserve and produce material evidence within their exclusive control.

b. All further relief permitted by law, including disclosure of applicable insurance coverage as required by the Missouri Rules of Civil Procedure.

VIII. Jury Trial Demand

197. Plaintiff hereby demands a trial by jury on all issues so triable pursuant to Rule 69.01 of the Missouri Rules of Civil Procedure and Article I, Section 22(a) of the Missouri Constitution.

IX. Such Other and Further Relief

198. As the Court deems just and proper.

EXHIBIT INDEX

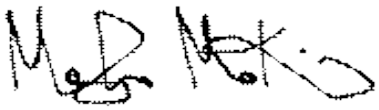
Exhibit No.	Description	Date Range
A	Transcript of Recorded Telephone Call with Defendants	November 8, 2025
B	Reliance on Security Representations (Text Message)	November 19, 2024
C	Lakeside Storage Security Marketing & Advertising	2024–2026
D	Rental Agreement and Security Disclaimers	November 19, 2024
E	Security Conditions, Prior Knowledge, and Damages	2024–2025
F	Prior Tenant Theft and Court Findings	April 2025 – August 2025
G	Incident Communications and Evidence Preservation	2025
H	Lakeside Storage Photo Production to Progressive Insurance	January 7, 2026
I	Taney County Sheriff's Office Case No. 25-12052	November 4, 2025
J	Ownership, Management, and Agency Records	2018–2026

VERIFICATION (UNDER PENALTY OF PERJURY)

I, Meghan Monokian, declare under penalty of perjury that the facts stated in this Petition are true and correct to the best of my knowledge, information, and belief.

Executed on January 22, 2026.

Recoverable Signature

X 

Signed by: trust_834b71e8-d3e6-45fe-98a6-e1a8ff3f2fc2

Meghan Monokian
Plaintiff, Pro Se
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Christiansted, VI 00820
meghan.monokian@gmail.com

EXHIBIT INDEX

PLAINTIFF'S EXHIBIT LIST

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EXHIBIT A

EXHIBIT A

Transcript of Recorded Telephone Call with Defendants

November 8, 2025

EXHIBIT A

Exhibit A
Date: 11/8/2025
Title: Tenant Communication and Facility Manager Admission Regarding Security Conditions and Lack of Surveillance Coverage
Source: Plaintiff (Meghan Monokian); Defendant (Mark Braun)
Purpose: To document the on-site facility manager's contemporaneous statements regarding fence condition, lack of camera coverage, unknown duration of intrusion, missing property, absence of police reporting, and minimization of known security failures affecting Unit RV26.

Context:

Hours before traveling from the U.S. Virgin Islands to Missouri on November 8, 2025, Plaintiff, despite verbal and written requests, had not received any photographs or documentation from Mark Braun, the on-site facility manager for Lakeside Storage, regarding the condition of Unit RV26.

Site observations and third-party visits had revealed conditions not previously disclosed, including:
• unlocked vehicle with papers scattered inside
• missing batteries
• personal property displaced around the unit
• a trailer cover removed for "months," with the duration undisclosed
• signs of forced entry
• a visibly open underbelly hatch
• a foreign tool left inside the trailer
• and apparent damage to vehicle wiring

Mr. Braun advised that he had found the trailer door open and **closed it**. When law enforcement and a third party later arrived, the **front door of the trailer was locked and required a key to open**.

On November 8, 2025, Plaintiff contacted Mr. Braun to clarify the timeline of the intrusion, the condition of the fence, and the status of surveillance coverage. **The following text message and recorded call resulted.**

EXHIBIT A

TEXT MESSAGE:

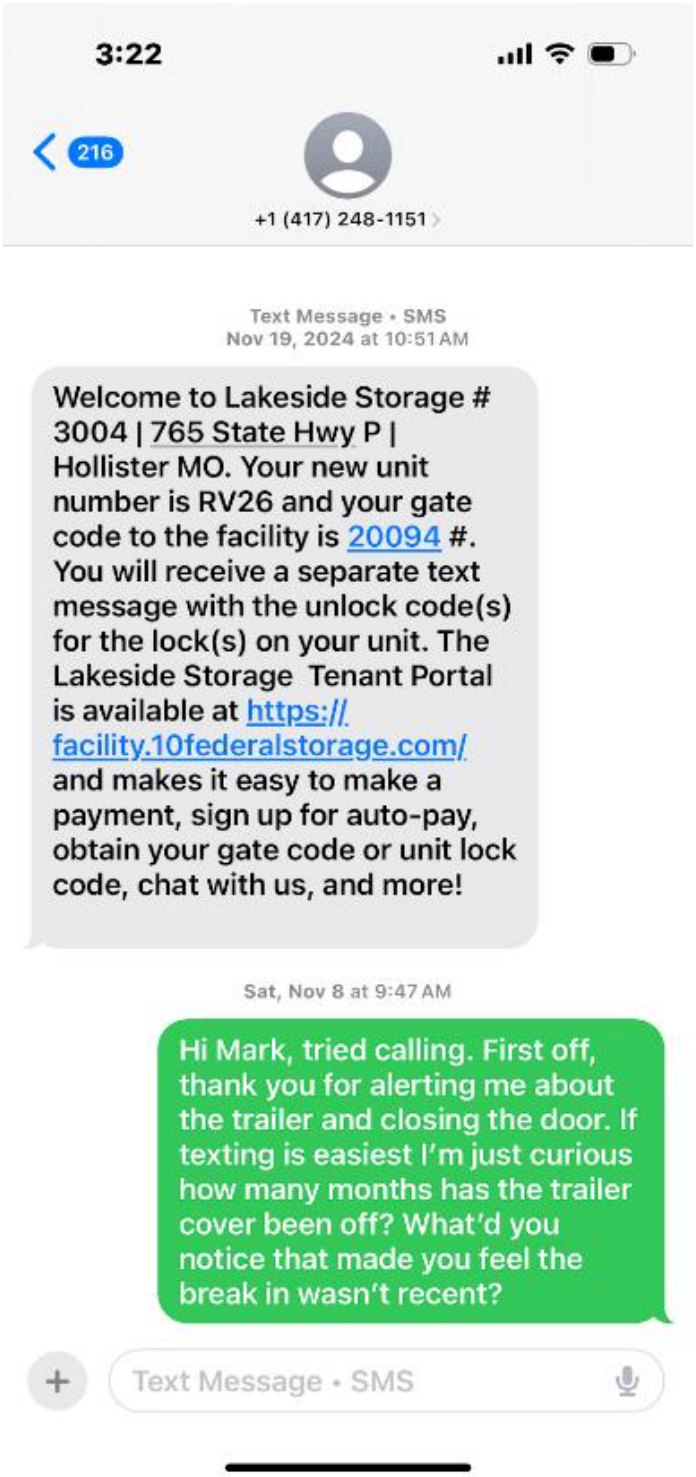
3:22
216
+1 (417) 248-1151
Text Message • SMS
Nov 19, 2024 at 10:51 AM
Welcome to Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO. Your new unit number is RV26 and your gate code to the facility is 20094 #. You will receive a separate text message with the unlock code(s) for the lock(s) on your unit. The Lakeside Storage Tenant Portal is available at https://facility.10federalstorage.com/ and makes it easy to make a payment, sign up for auto-pay, obtain your gate code or unit lock code, chat with us, and more!
Sat, Nov 8 at 9:47 AM
Hi Mark, tried calling. First off, thank you for alerting me about the trailer and closing the door. If texting is easiest I'm just curious how many months has the trailer cover been off? What'd you notice that made you feel the break in wasn't recent?
Text Message • SMS

Figure 1 Screenshot of text sent to Lakeside Storage on 11/8/25

EXHIBIT A

RECORDED PHONE CALL TRANSCRIPT 11/8/25:

Mark:
Hello. Hi, this is Mark with Lakeside.

Meghan:
Hey Mark, how's it going?

Mark:
Hey

Meghan:
Um… did you get my text by chance?

Mark:
Uh, yeah. That's why I'm calling you back.

Meghan:
Okay, cool. Um… hey, just curious — and thank you for letting me know about what happened — but I'm just curious… how many months ago would you say you first noticed the trailer cover was off?

Mark:
Don't even remember.

Meghan:
Okay… and what made you feel like [the break in] wasn't recent?

Mark:
'Cause I know I— Well, it probably would— I wouldn't say it has been a long time, but I just… when I drive in there and through there every few days…

Meghan:
Okay. Were any other trailers broken into?

Mark:
No.

Meghan:
All right… um, I guess for my sanity, has the fence been repaired by chance?

Mark:
Not yet but it's in process. Welcome to trying to find people that work down here.

Meghan:
Okay.

EXHIBIT A

Mark:
But it's— okay.

Meghan:
Got it. All right. Well…

Mark:
Yeah, and we're guessing that's what they did. I mean, there's… you know, it's a big area, and that's the only spot that looks like somebody tried to bend the fence down to get in.

Meghan:
Okay.

Mark:
And again, that's a pure guess. We don't have cameras back there yet. That's something— we just sent a bunch of money to a guy, and we're waiting for him to come out and hook up cameras to reach back there.

Meghan:
Got it.

Mark:
That's not cheap either. I mean— not that it matters to you, 'cause it doesn't, it's our problem. But I didn't know cameras were that expensive.

Meghan:
Yeah… I don't know. I know like one camera for the trailer that I would put on the outside was expensive, and then like the monthly cost to keep it up were also expensive.

Mark:
Yeah, because right now— 'cause he's— we've got to run a line off of the back storage unit, and just that alone is fifteen hundred dollars.

Meghan:
Okay.

Mark:
And the cameras are gonna be another three grand.

Meghan:
Um… so, did you notice any like, damage to my— to the property itself? Like to my trailer?

Mark:
Um… I'm guessing you had batteries in the one compartment in the front? I don't— yeah. I don't have a travel trailer, so I don't know, but I *think* that's where batteries go. But again, I'm not for sure, because I've never had a travel trailer, so I don't know if that's what it is or not.

EXHIBIT A

Meghan:
Got it.

Mark:
I know those are missing. If that is what that is.

Meghan:
Yeah. Yep. Those were some good batteries in there.

Mark:
All right, let me think… I sent pictures to your guy at Progressive, so—

Meghan:
Oh, you *did* take pictures? Okay… good. Good.

Meghan:
All right, well— I will be up there as soon as possible to, you know, just make sure I can get it off the property and to where with line-of-sight cameras and stuff, so… yep. If you notice anything else, please keep me posted. I'd really appreciate it.

Mark:
Yeah.

Meghan:
Did you happen to report it, by chance, to the police?

Mark:
No.

Meghan:
Okay. All right. All right—

Mark: obviously you did.

Meghan:
Yeah, I reported it to the wrong place at first, but Taney County is going to look into it.

Mark:
So they'll probably call me.

Meghan:
Well, you have a great day. Thank you so much.

Mark:
Okay. No problem. Thank you.

Meghan:
Bye-bye.

EXHIBIT A

Mark:
Bye.

EXHIBIT B

EXHIBIT B

Reliance on Security Representations (Text Message)

November 19, 2024

EXHIBIT B

Exhibit B
Date: 11/19/2024
Title: Text Message Declining Private Storage in Reliance on Defendants' Security Representations
Source: Meghan Monokian → Third party (Family Member)
Purpose: Establishes reasonable reliance and causation by showing Plaintiff declined a known safe alternative (private land) and instead chose Defendants' Facility in reliance on Defendants' "safe and secure" and "fully monitored" representations.

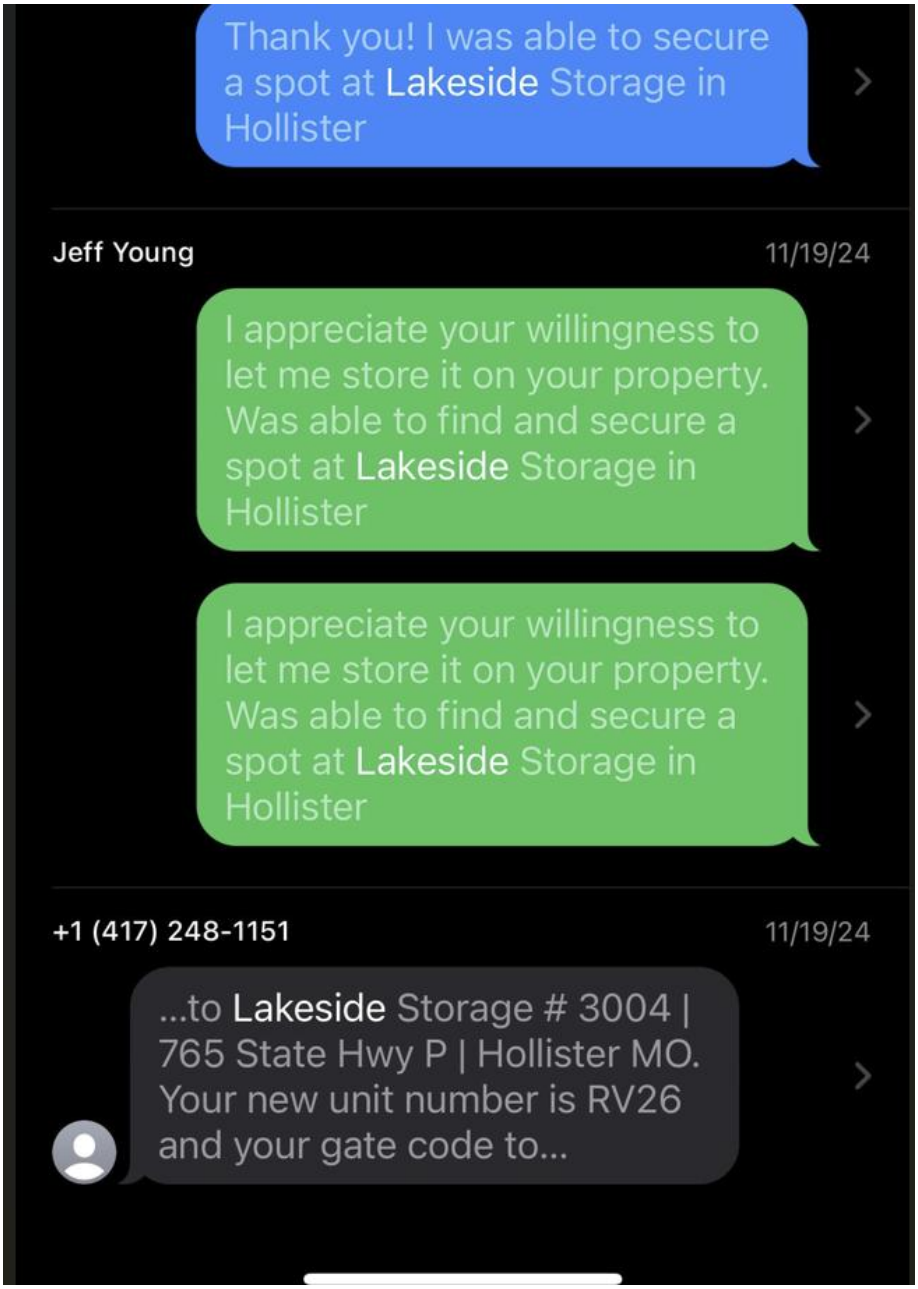
Thank you! I was able to secure a spot at Lakeside Storage in Hollister
Jeff Young
11/19/24
I appreciate your willingness to let me store it on your property. Was able to find and secure a spot at Lakeside Storage in Hollister
I appreciate your willingness to let me store it on your property. Was able to find and secure a spot at Lakeside Storage in Hollister
+1 (417) 248-1151
11/19/24
...to Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO. Your new unit number is RV26 and your gate code to...

EXHIBIT C

Lakeside Storage – Hollister, Missouri

Marketing Representations

2025

EXHIBIT C

CONTENTS

I. Purpose

II. Website Representations

- I. Lakeside Storage Boat & RV
- II. Affiliate Websites
  - I. RentCafe
  - II. StorageCafe

III. Misrepresented Reviews

IV. Archived Sites

EXHIBIT C

EXHIBIT C

Marketing Representations

EXHIBIT C

Website: Lakeside Storage

Lakeside Storage – Hollister, Missouri

At all relevant times, Lakeside Storage, including 10 Federal Storage Management, have represented Lakeside Storage to prioritize safety and security, that the Facility is fenced in, gated, and entirely monitored by video surveillance.

RV & Boat Storage in Hollister, MO

"There are several advantages to storing your RV or boat with us including **security** and **safety**. Our units are **more secure than any driveway or backyard**. Our facility is **fenced-in with gated entry**, always lit for late night pick ups and drop offs, and **the *entire* facility is monitored with our video surveillance system**."

Lakeside Storage at Table Rock Lake 10 FEDERAL

Powered by Storable ©10 Federal Storage | ©Lakeside Storage | Terms | Privacy |

https://www.lakesidestoragebranson.com/info/rv-boat-storage

Lakeside Storage - 765 State Highway P, Hollister, MO

"For those storing vehicles or recreational equipment, **parking** and **RV storage** are available. **Security is a priority, with security cameras monitored alongside an onsite manager for added peace of mind.**"

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https://www.rentcafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/default.aspx

https://www.storagecafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/

EXHIBIT C

"Gated" Reality

Lakeside Storage – Hollister, Missouri

During Plaintiff's tenancy, the front gate had been left wide open yet was never warned by Lakeside Storage

---

Case No. 2546-SC00015-01

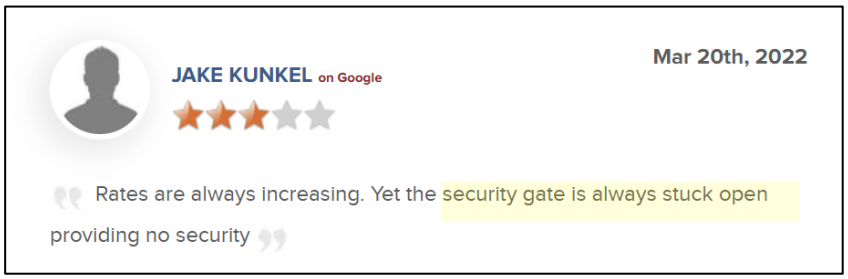
strange that the gate to the facility was wide open. In fact, it was wide open every day I visited the site. I called the Taney County Sheriff Department, who

- **ALTON DAVIS (APRIL 2025)**

Case No. 2546-SC00015-01

4. Upon arriving at the facility, I saw Mr. Davis vehicle was parked at the far end and that the gate, which was wide open.

- **ROB DEWATER (APRIL 2025)**


JAKE KUNKEL on Google
Mar 20th, 2022
Rates are always increasing. Yet the security gate is always stuck open providing no security

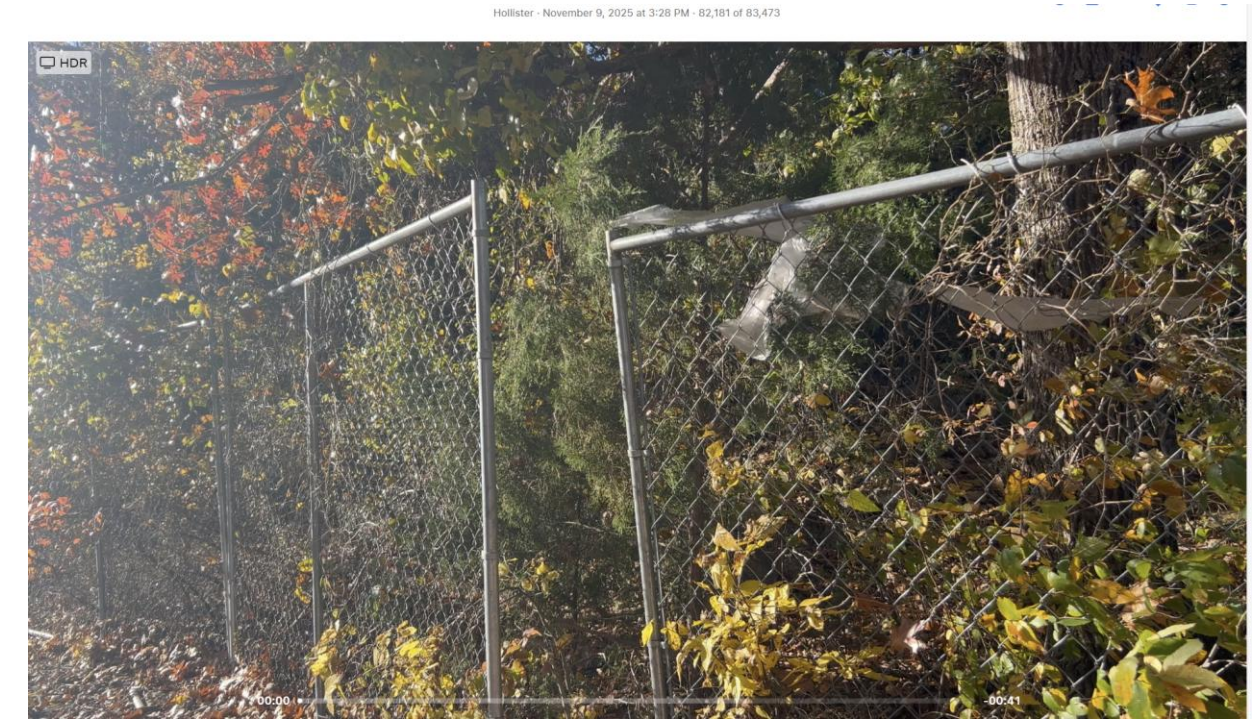
Plaintiff's Tenancy November 19, 2024 – November 13, 2025

EXHIBIT C

“Fenced In” Reality

Lakeside Storage – Hollister, Missouri

During on site visits November 9 – November 13, 2025, the fence opened in a gate-like way. Tenant recovered empty containers once housing supplies and tools beyond fence line through the breached fence line



Plaintiff’s Tenancy November 19, 2024 – November 13, 2025

EXHIBIT C

"Monitored" Reality

Lakeside Storage – Hollister, Missouri

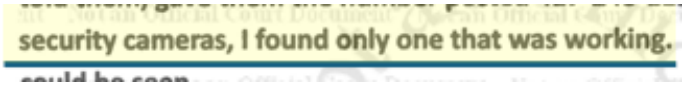
Lakeside storage claims that the entire property is monitored by video surveillance yet only when asking for footage on November 4, 2024, was it disclosed that cameras do not cover the area where RV26 is located

During on site visits November 9, 2025 – November 13, 2025

there were no cameras in the area where unit RV26 was located

The closest cameras to RV26 (~300-400 yards away) appears to be non-operational

- One camera was mounted with a severed wire
- One camera was hanging by a wire pointed to the sky



- **ALTON DAVIS (APRIL 2025)**

"**We don't have cameras back there yet**. That's something— we just sent a bunch of money to a guy, and we're waiting for him to come out and hook up cameras to reach back there."

"That's not cheap either. I mean— not that it matters to you, 'cause it doesn't, it's our problem. **But I didn't know cameras were that expensive."**

-ON-SITE MANAGER (NOVEMBER 8, 2025)

Plaintiff's Tenancy November 19, 2024 – November 13, 2025

EXHIBIT C

"On-site Manager" Reality

Lakeside Storage – Hollister, Missouri

"Security is a priority here with … onsite manager ensuring peace of mind." – Lakeside Storage

Meghan:
Did you happen to report it, by chance, to the police?

Mark:
No.

Meghan:
Okay. All right. All right—

Mark: obviously you did.

-ON-SITE MANAGER (NOVEMBER 8, 2025)

His name is Mark Braun. He told me that he took over management of the property on December 6, 2024. It was at that time he was told that my camper had been broken into. I asked him WHY I was not notified of the break in. No reason was given. But he knew and the person (agent) before him knew. Yet, since December 6

- **ALTON DAVIS (APRIL 2025)**

Plaintiff's Tenancy November 19, 2024 – November 13, 2025

EXHIBIT C

Public Review Date Discrepancies

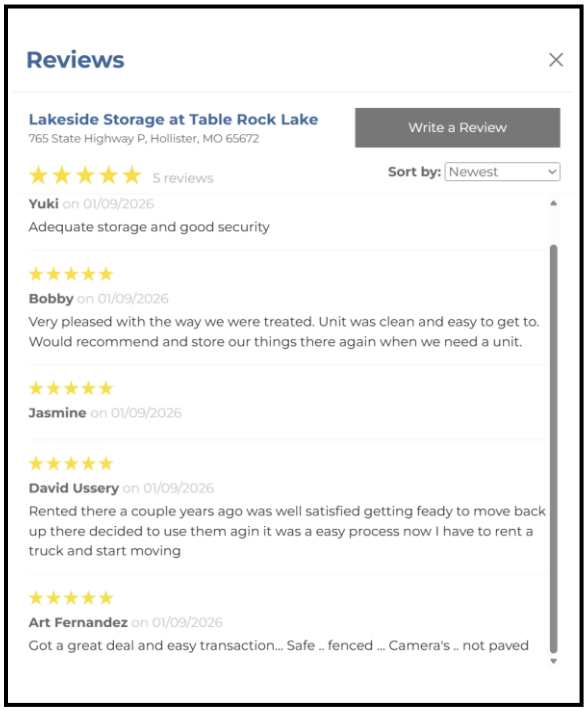
EXHIBIT C

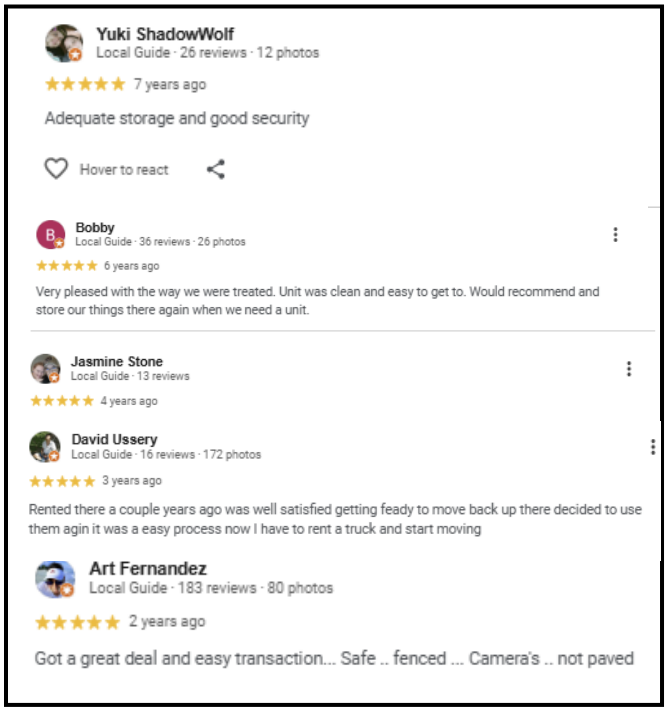
Misrepresented Review Dates

Lakeside Storage – Hollister, Missouri

Lakeside Storage's homepage displays **5 reviews total, all with five-star ratings, dated January 9, 2026.** The reviews in fact originate **from prior years** (up to seven years earlier), creating a false impression of current conditions and customer experience. As of January 15, 2026, **the most recent Google review is from 1 year ago.**

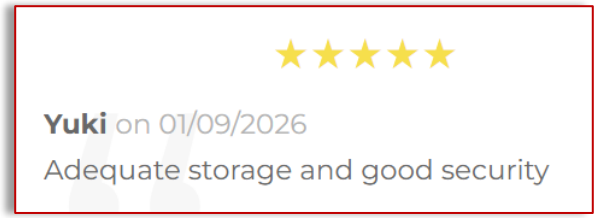
LAKESIDE STORAGE REVIEWS ***VS.*** ***GOOGLE REVIEWS***


Reviews
Lakeside Storage at Table Rock Lake
765 State Highway P, Hollister, MO 65672
Write a Review
5 reviews
Sort by: Newest
Yuki on 01/09/2026
Adequate storage and good security
Bobby on 01/09/2026
Very pleased with the way we were treated. Unit was clean and easy to get to. Would recommend and store our things there again when we need a unit.
Jasmine on 01/09/2026
David Ussery on 01/09/2026
Rented there a couple years ago was well satisfied getting feady to move back up there decided to use them agin it was a easy process now I have to rent a truck and start moving
Art Fernandez on 01/09/2026
Got a great deal and easy transaction... Safe .. fenced ... Camera's .. not paved


Yuki ShadowWolf
Local Guide · 26 reviews · 12 photos
7 years ago
Adequate storage and good security
Hover to react
Bobby
Local Guide · 36 reviews · 26 photos
6 years ago
Very pleased with the way we were treated. Unit was clean and easy to get to. Would recommend and store our things there again when we need a unit.
Jasmine Stone
Local Guide · 13 reviews
4 years ago
David Ussery
Local Guide · 16 reviews · 172 photos
3 years ago
Rented there a couple years ago was well satisfied getting feady to move back up there decided to use them agin it was a easy process now I have to rent a truck and start moving
Art Fernandez
Local Guide · 183 reviews · 80 photos
2 years ago
Got a great deal and easy transaction... Safe .. fenced ... Camera's .. not paved

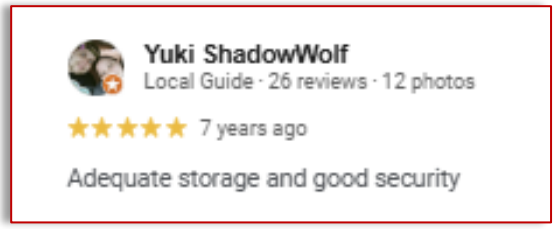
LAKESIDE STORAGE WEBSITE TIMESTAMP

JANUARY 9, 2026



ORIGINAL GOOGLE TIMESTAMP

7 YEARS AGO



Plaintiff's Tenancy November 19, 2024 – November 13, 2025

EXHIBIT C

Historical Snapshot Representations

Wayback: 10/4/22 (10 Federal)

Lakeside Storage – Hollister, Missouri

MAY OCT JAN
2021 04 2022 2024

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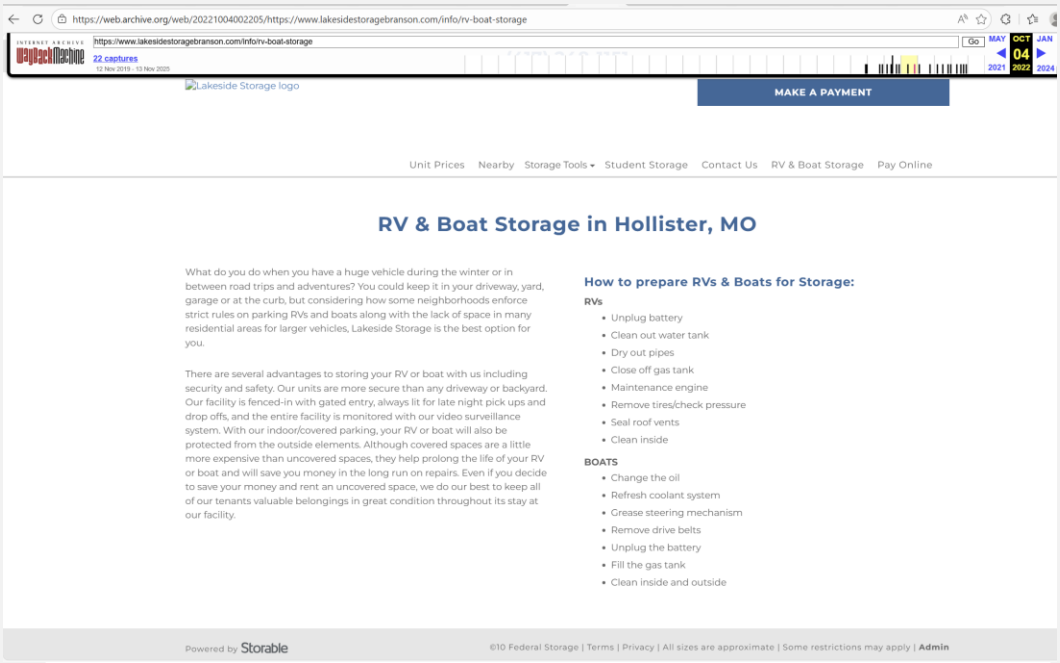
There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system.


https://web.archive.org/web/20221004002205/https://www.lakesidestoragebranson.com/info/rv-boat-storage
22 captures
Lakeside Storage logo
MAKE A PAYMENT
Unit Prices Nearby Storage Tools Student Storage Contact Us RV & Boat Storage Pay Online
RV & Boat Storage in Hollister, MO
What do you do when you have a huge vehicle during the winter or in between road trips and adventures? You could keep it in your driveway, yard, garage or at the curb, but considering how some neighborhoods enforce strict rules on parking RVs and boats along with the lack of space in many residential areas for larger vehicles, Lakeside Storage is the best option for you.
There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system. With our indoor/covered parking, your RV or boat will also be protected from the outside elements. Although covered spaces are a little more expensive than uncovered spaces, they help prolong the life of your RV or boat and will save you money in the long run on repairs. Even if you decide to save your money and rent an uncovered space, we do our best to keep all of our tenants valuable belongings in great condition throughout its stay at our facility.
How to prepare RVs & Boats for Storage:
RVs
Unplug battery
Clean out water tank
Dry out pipes
Close off gas tank
Maintenance engine
Remove tires/check pressure
Seal roof vents
Clean inside
BOATS
Change the oil
Refresh coolant system
Grease steering mechanism
Remove drive belts
Unplug the battery
Fill the gas tank
Clean inside and outside
Powered by Storable
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https://web.archive.org/web/**20221004**002205/https://www.lakesidestoragebranson.com/info/rv-boat-storage

Wayback: 10/8/24 (10 Federal)

Lakeside Storage – Hollister, Missouri

JUN OCT DEC
2023 08 2024 2025

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Plaintiff's Tenancy November 19, 2024 – November 13, 2025

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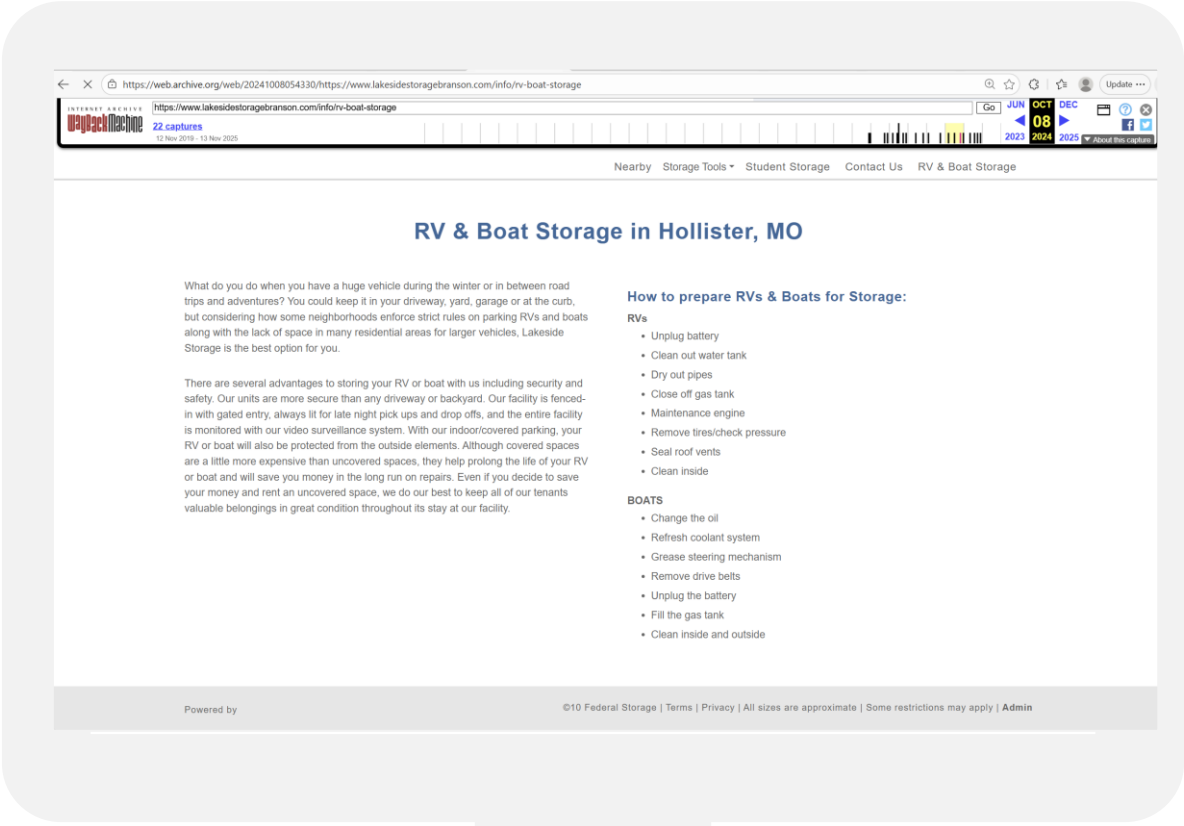
https://web.archive.org/web/20241008054330/https://www.lakesidestoragebranson.com/info/rv-boat-storage
https://www.lakesidestoragebranson.com/info/rv-boat-storage
22 captures
12 Nov 2019 - 13 Nov 2025
JUN OCT DEC
2023 08 2024 2025
Nearby Storage Tools Student Storage Contact Us RV & Boat Storage
RV & Boat Storage in Hollister, MO
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Grease steering mechanism
Remove drive belts
Unplug the battery
Fill the gas tank
Clean inside and outside
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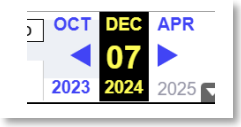
https://web.archive.org/web/**20241008**002205/https://www.lakesidestoragebranson.com/info/rv-boat-storage

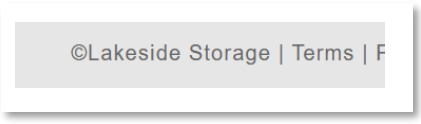
EXHIBIT C

Wayback: 12/7/24 (Lakeside)

Lakeside Storage – Hollister, Missouri

Wayback Snapshot Archive from December 7th, 2024. Lakeside Storage Boat & RV during tenancy. Branding changes from 10 Federal to Lakeside Storage.





Plaintiff's Tenancy November 19, 2024 – November 13, 2025

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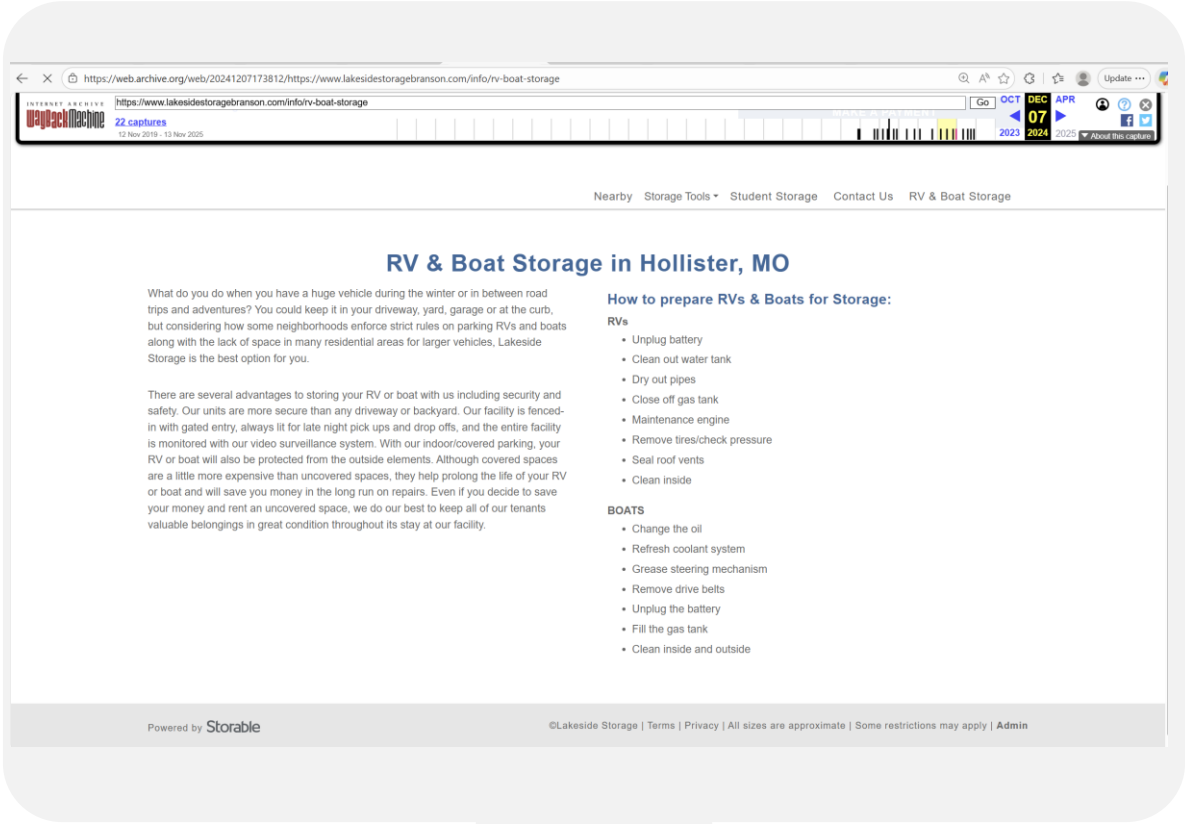
https://web.archive.org/web/20241207173812/https://www.lakesidestoragebranson.com/info/rv-boat-storage
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22 captures
Nearby
Storage Tools
Student Storage
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RV & Boat Storage
RV & Boat Storage in Hollister, MO
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Clean inside
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Grease steering mechanism
Remove drive belts
Unplug the battery
Fill the gas tank
Clean inside and outside
Powered by Storable
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https://web.archive.org/web/**20241207**002205/https://www.lakesidestoragebranson.com/info/rv-boat-storage

Wayback: 11/13/25 (Lakeside)

Lakeside Storage – Hollister, Missouri

Wayback Archive Snapshot from November 13, 2025 of Lakeside Storage Boat & RV website (the day Plaintiff vacated Lakeside Storage). Lakeside Storage branded.

SEP NOV DEC
2024 13 2025 2026

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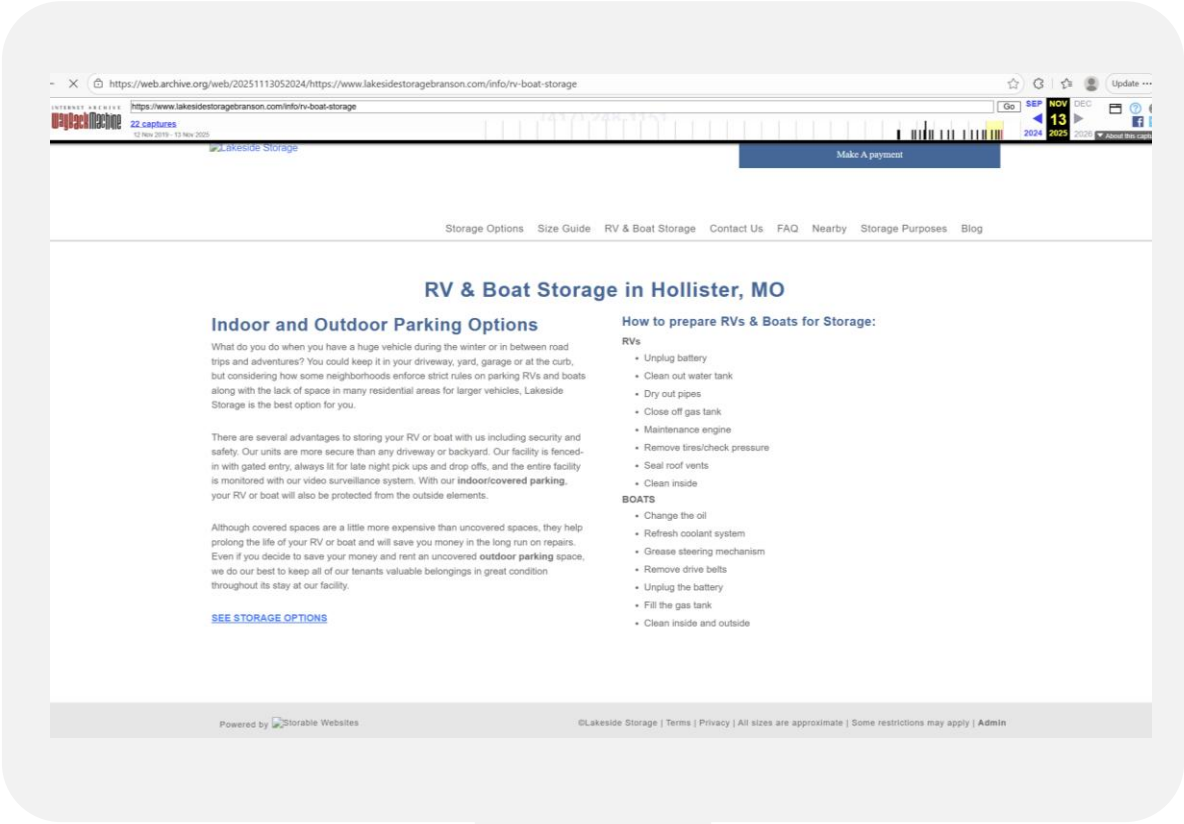
Plaintiff's Tenancy
November 19, 2024 – November 13, 2025

There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system.


https://web.archive.org/web/20251113052024/https://www.lakesidestoragebranson.com/info/rv-boat-storage
https://www.lakesidestoragebranson.com/info/rv-boat-storage
22 captures
Lakeside Storage
Make A payment
Storage Options Size Guide RV & Boat Storage Contact Us FAQ Nearby Storage Purposes Blog
RV & Boat Storage in Hollister, MO
Indoor and Outdoor Parking Options
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https://web.archive.org/web/**20251113**002205/https://www.lakesidestoragebranson.com/info/rv-boat-storage

EXHIBIT C

Current State: 1/13/26

Lakeside Storage – Hollister, Missouri

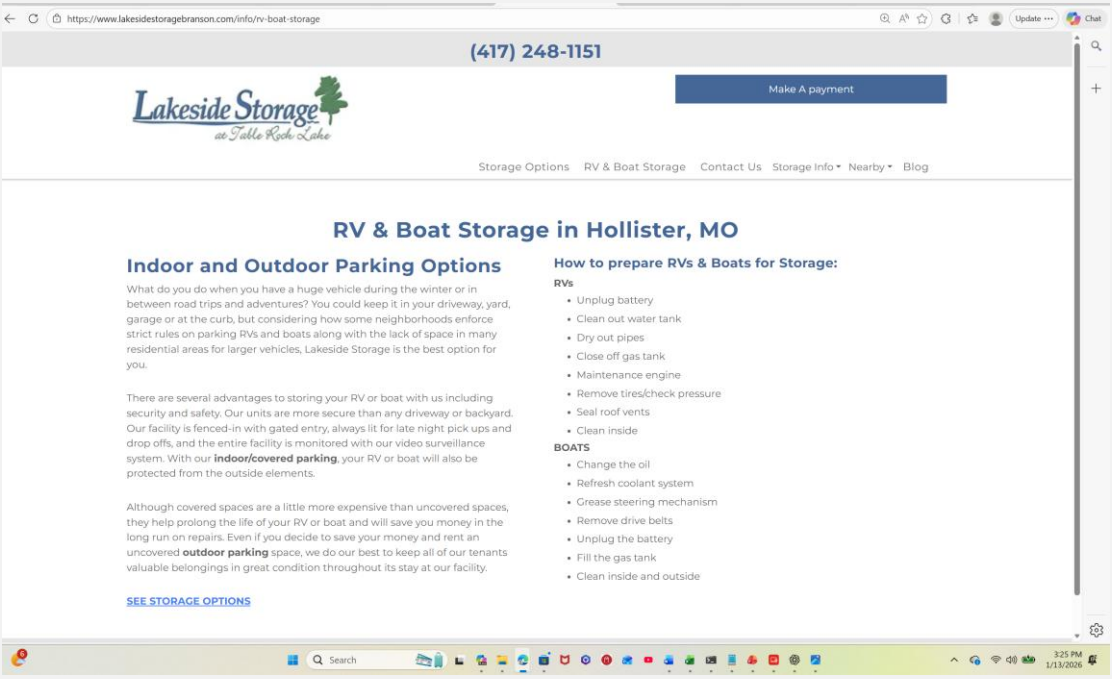
January 13, 2026 screenshot of Lakeside Storage Boat & RV website after tenancy. Messaging consistent before, during, and after tenancy.

3:25 PM
1/13/2026

©Lakeside Storage | Terms | F

Plaintiff's Tenancy
November 19, 2024 – November 13, 2025

There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system.


https://www.lakesidestoragebranson.com/info/rv-boat-storage
(417) 248-1151
Lakeside Storage
at Table Rock Lake
Make A payment
Storage Options
RV & Boat Storage
Contact Us
Storage Info
Nearby
Blog
RV & Boat Storage in Hollister, MO
Indoor and Outdoor Parking Options
What do you do when you have a huge vehicle during the winter or in between road trips and adventures? You could keep it in your driveway, yard, garage or at the curb, but considering how some neighborhoods enforce strict rules on parking RVs and boats along with the lack of space in many residential areas for larger vehicles, Lakeside Storage is the best option for you.
There are several advantages to storing your RV or boat with us including security and safety. Our units are more secure than any driveway or backyard. Our facility is fenced-in with gated entry, always lit for late night pick ups and drop offs, and the entire facility is monitored with our video surveillance system. With our indoor/covered parking, your RV or boat will also be protected from the outside elements.
Although covered spaces are a little more expensive than uncovered spaces, they help prolong the life of your RV or boat and will save you money in the long run on repairs. Even if you decide to save your money and rent an uncovered outdoor parking space, we do our best to keep all of our tenants valuable belongings in great condition throughout its stay at our facility.
SEE STORAGE OPTIONS
How to prepare RVs & Boats for Storage:
RVs
Unplug battery
Clean out water tank
Dry out pipes
Close off gas tank
Maintenance engine
Remove tires/check pressure
Seal roof vents
Clean inside
BOATS
Change the oil
Refresh coolant system
Grease steering mechanism
Remove drive belts
Unplug the battery
Fill the gas tank
Clean inside and outside

https://www.lakesidestoragebranson.com/info/rv-boat-storage

RentCafe: 11/6/25

Lakeside Storage – Hollister, Missouri

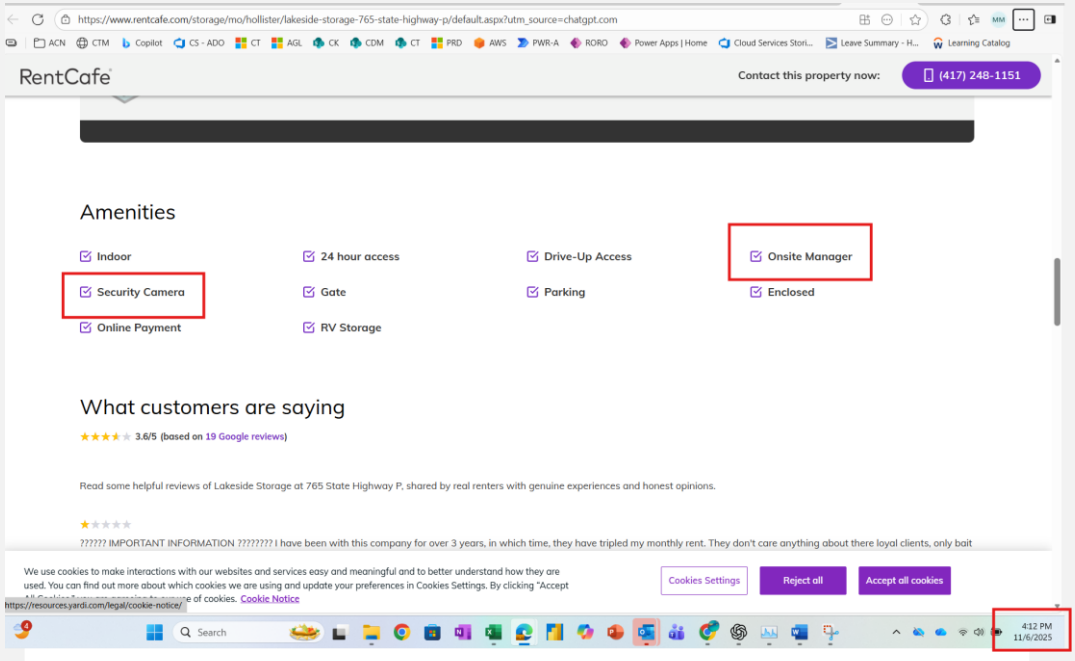
Screenshot November 6, 2025, RentCafe listing of Lakeside Storage during tenancy.

4:12 PM
11/6/2025

RentCafe

Plaintiff's Tenancy
November 19, 2024 – November 13, 2025

Overview: "Security is a priority here with security cameras, as well as a gated entrance and an onsite manager ensuring peace of mind."


https://www.rentcafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/default.aspx?utm_source=chatgpt.com
RentCafe
Contact this property now:
(417) 248-1151
Amenities
Indoor
24 hour access
Drive-Up Access
Onsite Manager
Security Camera
Gate
Parking
Enclosed
Online Payment
RV Storage
What customers are saying
3.6/5 (based on 19 Google reviews)
Read some helpful reviews of Lakeside Storage at 765 State Highway P, shared by real renters with genuine experiences and honest opinions.
?????? IMPORTANT INFORMATION ???????? I have been with this company for over 3 years, in which time, they have tripled my monthly rent. They don't care anything about there loyal clients, only bait
We use cookies to make interactions with our websites and services easy and meaningful and to better understand how they are used. You can find out more about which cookies we are using and update your preferences in Cookies Settings. By clicking "Accept
Cookies Settings
Reject all
Accept all cookies
Cookie Notice
Search
4:12 PM
11/6/2025

https://www.rentcafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/default.aspx

EXHIBIT C

StorageCafe: 1/13/26

Lakeside Storage – Hollister, Missouri

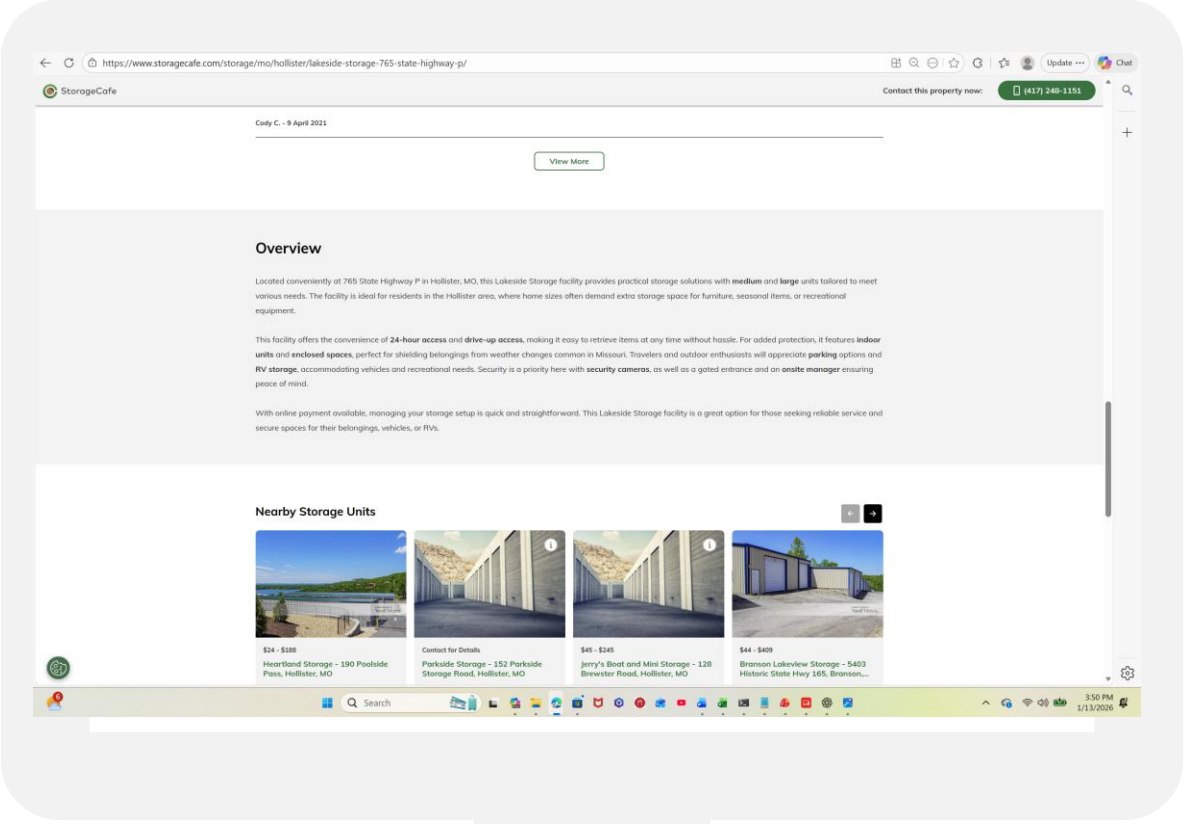
Screenshot January 16, 2026, StoragetCafe listing of Lakeside Storage after tenancy.

3:50 PM
1/13/2026

StorageCafe

Plaintiff's Tenancy
November 19, 2024 – November 13, 2025

Overview: "Security is a priority here with security cameras, as well as a gated entrance and an onsite manager ensuring peace of mind."


https://www.storagecafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/
StorageCafe
Contact this property now:
(417) 248-1151
Cody C. - 9 April 2021
View More
Overview
Located conveniently at 765 State Highway P in Hollister, MO, this Lakeside Storage facility provides practical storage solutions with medium and large units tailored to meet various needs. The facility is ideal for residents in the Hollister area, where home sizes often demand extra storage space for furniture, seasonal items, or recreational equipment.
This facility offers the convenience of 24-hour access and drive-up access, making it easy to retrieve items at any time without hassle. For added protection, it features indoor units and enclosed spaces, perfect for shielding belongings from weather changes common in Missouri. Travelers and outdoor enthusiasts will appreciate parking options and RV storage, accommodating vehicles and recreational needs. Security is a priority here with security cameras, as well as a gated entrance and an onsite manager ensuring peace of mind.
With online payment available, managing your storage setup is quick and straightforward. This Lakeside Storage facility is a great option for those seeking reliable service and secure spaces for their belongings, vehicles, or RVs.
Nearby Storage Units
$24 - $188
Heartland Storage - 190 Poolside Pass, Hollister, MO
Contact for Details
Parkside Storage - 152 Parkside Storage Road, Hollister, MO
$45 - $245
Jerry's Boat and Mini Storage - 128 Brewster Road, Hollister, MO
$44 - $409
Branson Lakeview Storage - 5403 Historic State Hwy 165, Branson,...
Search
3:50 PM
1/13/2026

https://www.storagecafe.com/storage/mo/hollister/lakeside-storage-765-state-highway-p/

EXHIBIT D

EXHIBIT D

Rental Agreement and Security Disclaimers

November 19, 2024

EXHIBIT D

Rental Agreement

Rental Agreement

Thank you for becoming a Lakeside Storage customer. You want and agree to rent a self-storage space on these terms:

Parties and Rented Space	
Lakeside Storage or its affiliates, authorized representatives, employees, or other agents, as owner or owner's agent ("Owner", "Lakeside Storage ," "we," "us" or "our"). And Meghan C Monokian , as customer ("Occupant", "you," or "your") You **are** or **are NOT** ☐ Yes ☒ No currently serving as a member of the "Uniformed Services" of the United States meaning a member of the armed forces; the commissioned corps of the National Oceanic and Atmospheric Administration; or the commissioned corps of the Public Health Service. If You are a Service Member and transferred or deployed on active duty for a period of 180 days or more, You must notify us and provide written evidence of the transfer or deployment.	**"Rental Date"** 11/19/2024 **"Facility"** Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO **"Your Space", "Your Unit", or "Unit"** (Storage or Parking Space #): RV26 Space Size (Approximately): 12x40

Your Information	
Customer Information	Alternate Contact Information
Address: 2006 Eastern Suburb Ste 4 **City / State / Zip Code:** Christiansted, VI 00820 **Phone No.:** (340) 244-9641 **Cell No.:** **Email** : missmonokian@gmail.com ***By providing an Email Address above, you consent to receive all correspondences and notices from Owner by Email.*** **Date of Birth:**	**Address:** **City / State / Zip Code:** , **Phone No.:** (340) 626-7398 **Cell No.:** **Email** :

Your Fees and Charges	
$20.00 **One-time Administrative Fee** (non-refundable) $66.00 **"Monthly Rent"** (due on the 1st of each month) 50% Off First Two Months **Move-In Promotion**	$0.00 **Monthly Indemnity Waiver Premium** (only if elected) $25.00 **NSF / Credit Card Chargeback Fee** $20 or 20%, whichever is greater **Late Fee (after 5 days past due)** $75.00 **Lien Fee (charged after 30 days late)** $100.00 **Foreclosure Fee (charged after 44 days late)**

1. **RENTAL TERM:**
   This Rental Agreement ("Agreement") commences on the Rental Date stated above and continues on a month-to-month basis thereafter until terminated by either you or us. The minimum term is one month. There will be no refund of rent even if you do not put property in the Unit. We are not providing any services to you other than renting the storage space above to you. 10

EXHIBIT D

Federal Storage Management has entered into this Agreement as managing agent for the owner of the self-storage facility mentioned above. 10 Federal Storage Management is authorized to manage the self-storage facility as managing agent for the owner. All indemnities, releases and waivers made for the benefit of 10 Federal Storage Management shall be deemed to also be for the benefit of the owner of the facility. The owner may freely assign this Agreement.

2. **YOUR RENTAL CHARGES AND PAYMENTS:**
   a. **Due Date.** Your Monthly Rent for each month is due **on the first day of each calendar month** in advance and without demand. The monthly rent is the amount stated above. The rent shall be paid to us by credit or debit card payment only. We reserve the right to require that the rent and other charges be paid by credit/debit card.
   b. **No Bills or Statements will be sent.** No bills or statements will be sent to you stating when the Monthly Rent is due. There are no prorated rent refunds in the event Your Space is vacated prior to the rent paid thru date. YOU AGREE AND UNDERSTAND THAT ANY PAYMENTS MADE WILL BE APPLIED FIRST TO THE OLDEST UNPAID MONTHLY RENT AND/OR FEES (AS HEREINAFTER DEFINED) DUE AND PAYABLE.
   c. **No Partial Payments or Prorations.** We do not accept partial payments of any amount due. In the event that we do accept a partial payment of the total amount due, the acceptance of that partial payment does not waive or avoid the legal effect of any prior notices given to you. By signing this Agreement, you agree and understand that any partial payments will not delay or stop foreclosure and the sale of your personal property. Only full payment on your account prior to the auction date will stop a scheduled sale of your stored property.
   d. **Fees.** You agree to pay us the **Late Fee** stated above if rent is received five (5) or more days after the Due Date. A late fee shall be charged each month the rent or any part thereof is past due. You agree to pay us the **Lien Fee** stated above when your account is forty-four (44) or more days past due. You agree to pay a **Foreclosure Fee** stated above when your account is thirty (30) or more days past due. You agree to pay us a **NSF / Credit Card Chargeback Fee** stated above plus all bank charges for any dishonored credit or debit card payment. You also agree to pay all **collection and lien processing fees** incurred by us and identified above.
   e. **Your Rental Terms May Change with 30 Days' Notice.** We may change your Monthly Rent, fees and charges, and any other items in this Agreement with 30 days' notice to you. We may send notice to your email address. If so changed, you may terminate this Agreement on the effective date of such change by giving us ten (10) days' prior written notice of termination after receiving notice of the change. If you do not give such notice of termination, the change shall become effective on the date stated in our notice and shall then apply to your occupancy of Your Space, whether or not you have agreed to the change in writing. If you have made advance payments, the new rent will be charged against such payments, upon the expiration of the advance notice period.
3. **USE OF YOUR STORAGE SPACE:**
   a. **Use Restricted to Storage of Your Own Property.** You agre e to use Your Space only for storage of your own personal property.
   b. **No Subletting.** You shall not assign or sublet Your Space without the written permission from us.
   c. **No Storage of Valuables.** You agree Your Space is not suitable for the storage of valuables. You will not store valuables in Your Space or the Facility, including heirlooms or precious, highly valuable, or irreplaceable property such as books, records, writings, contracts, documents, personalized or other DVDs or videos, works of art, objects for which no immediate resale market exists, collectibles, jewelry, or any property having special, sentimental, or emotional value and records or receipts relating to the stored goods. You waive any claim for emotional or sentimental attachment to the stored property.
   d. **No Habitation, Loitering, or Conducting of Business.** No Occupant shall use the Unit for residential purposes, including storage of animals. You may not conduct any type of business out of Your Space and agree not to use the space for any type of workshop, repairs, or for any sales, renovations, decoration, painting, or other contracting. The door must remain in the open position at all times.
   e. **No Hazardous Materials or Perishables.** You agree not to store food or any perishable items in Your Space. You are strictly prohibited from storing or using materials in Your Space or on the Facility classified as hazardous or toxic under any law, ordinance or regulation, or from engaging in any activity which produces such materials. In addition to our other entry and inspection rights under this Agreement, if we have reason to believe that any such hazardous or toxic prohibited materials or substances are in or around Your Space , then we or our representatives , at your sole expense, shall have the right, but not the obligation, to enter Your Space at any time to remove and dispose of prohibited items. You will indemnify and hold us harmless from and against any and all manner of claims for damages or lost property or personal injury and costs, including attorneys' fees arising from your lease of Your Space and use of the Facility or from any activity, work or thing done, permitted or suffered by you in Your Space or on or about the Facility. You agree to not store firearms or ammunition in Your Space.
   f. **No illegal activity or inappropriate conduct.** You shall not (and shall not permit any person to) use Your Space or Facility in any way that would violate any applicable federal, state or local law, code, or regulation, regardless of whether such use or occupancy is lawful under any conflicting law, including without limitation any law relating to the use, sale, possession, cultivation, manufacture, distribution or marketing of any controlled substances or other contraband (whether for commercial, medical, or personal purposes), or any law relating to the medicinal use or distribution of marijuana. You also agree not to commit waste, nor to create a nuisance, nor alter, nor affix signs on Your Space or anywhere on the Facility. You

EXHIBIT D

agree to keep Your Space and the Facility in good condition. You and your guests and invitees shall behave, conduc themselves, and communicate with us, our employees and agents, and other occupants in a professional, businesslike manner. Abusive or harassing language or conduct by you or your guests or invitees is strictly prohibited. Violation of any provision of this section allows us to immediately terminate this Agreement (including denial of vehicle gate access to the Facility and denial of access to the Unit) and exercise any other remedies provided at law or in equity, including immediate removal of your property from the Unit and the Facility.

4. **DEFAULT:** You will be in default if you fail to pay rent or other charges when due or if you fail to comply with any other term or condition of this Agreement. Your breach of the peace is also a default. Violation of any provision of the "Use of Your Storage Unit" section shall be grounds for immediate termination of this Agreement.
5. **ACCESS TO YOUR SPACE:**
   a. **If your Monthly Rent is not paid within five (5) days of the Due Date, or in the event of your default, we may, without notice, deny your access to Your Space.**
   b. **Access can be restricted due to emergencies or weather.** We reserve the right to deny access to the Unit and/or the Facility to all occupants due to federal, state, or local emergencies or due to inclement weather. We shall incur no liability to you for the denial of access to the Unit and/or Facility due to federal, state, or local emergencies or inclement weather.
   c. Your access to the stored property in Your Space may also be conditioned on any manner deemed reasonably necessary by us to maintain order at the Facility, including, but not limited to, restricting hours of operation of the Facility, requiring you to verify your identity, inspecting vehicles that enter the Facility, and controlling your access to and on the Facility due to your conduct.
   d. If you are renting more than one storage unit at the Facility at any given time, default on one rented storage unit is a default on all units rented by you and you allow us to exercise all remedies available, including denial of access to all Your Spaces and the Facility and sale of the stored property, if all rent and other charges on all units are not paid when due.
   e. No bailment or higher level of liability is created if we deny your access to the property in Your Space. Access will be denied to any party other than you who does not retain gate code and key to lock Your Space or has not supplied us with written authorization from you to enter Your Space. Otherwise, only a court order will be sufficient to permit access by others.
   f. If this Agreement is terminated as provided for herein, we may disable your gate code to deny vehicle access entry to the Facility during the termination period and we may also control your access on the Facility, including, but not limited to, requiring you to be escorted by our agents or employees while at the Facility.
   g. **Securing Your Space** : You shall provide, at your own expense, a lock that you deem sufficient to secure the Space. We may require you to purchase a lock from us at the time this Agreement is executed or at any time you need a lock for the Space. We do not represent the adequacy of any particular lock and no expressed or implied warranties, guarantees, or representations are given by us, our agents or employees as to the use, function, security, reliability, merchantability or fitness of the lock(s) purchased by us. **We shall not be liable for loss or damage to property stored in the Space resulting from the use, failure, destruction, tampering, cutting, drilling, fault, defect, or malfunction of any lock purchased from us. No bailment or higher level of liability is created by the requirement of you to purchase a lock from us and we do not take care, custody, or control of your property due to the requirement to purchase a lock from us.** If the Space is found unlocked, we may, but are not obligated to, take whatever measures we deem reasonable to re-secure the Space, with or without notice to you; provided, however, that in such event we shall not have any liability to you for any loss or damage whatsoever, and you shall indemnify and hold us harmless from and against any loss, our cost or expense in connection with locking Your Space, including the cost of the lock.
6. **LIMITATION OF VALUE OF STORED PROPERTY: Because the value of personal property may be difficult or impossible to ascertain, you agree not to store property with a total aggregate value in excess of $5,000 without the written permission from us. If such written permission is not obtained, the value of your property shall be deemed not to exceed $5,000 and may be worth substantially less than $5,000. You agree that the maximum value for any claim or suit by you, including, but not limited to, any suit which alleges wrongful or improper foreclosure or sale of the contents of a storage unit, is $5,000. Nothing herein shall constitute any agreement or admission by us that your stored property has any value, nor shall anything alter the release of our liability set forth below.**
7. **INSURANCE:**
   a. **You must maintain insurance on Your Space. We do not provide any type of insurance which would protect your personal property from loss by fire, theft, or any other type of casualty loss. It is your responsibility to obtain such insurance.** You are required to maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for 100% of the actual cash value of the stored property. Insurance on your property is a material condition of this Agreement and is for the benefit of both you and us. If you fail to carry the required insurance, you assume all risk of loss to stored property that would be covered by such insurance. You hereby release us, our agents, and employees from any and all claims for damage or loss to stored property that are, or would be, covered under the required insurance policy. You expressly agree that the insurance company providing such insurance shall not be subrogated to any claim of you against us, our agents, or employees for a loss of or damage to stored property.

EXHIBIT D

b. In lieu of meeting the insurance requirement set forth above, you may participate in the Lakeside Storage Protection Plan Program offered at the Facility. You agree that the failure to provide proof of insurance on the stored property to us will result in your automatic enrollment in the Lakeside Storage Protection Plan Program and financial responsibility for the minimum coverage available at the standard additional rent charge for such protection then in effect under the Lakeside Storage Protection Plan Program. You agree that participation in the Lakeside Storage Protection Plan Program can be canceled at any time if you provide evidence of third-party insurance coverage for your stored property as required . If you purchase protection through the Lakeside Storage Protection Plan Program and your payment is more than 30 days past due, your coverage may terminate under the terms of the Lakeside Storage Protection Plan Program.

8. OUR LIEN AND RIGHTS TO PROPERTY IN YOUR SPACE:

a. We have a lien on all personal property stored within each leased unit for rent, labor, or other charges, and for the expenses reasonably incurred in the sale of such personal property, as provided under Missouri law. As provided under state law, personal property stored in Your Space may be sold to satisfy the lien if you are in default, and any proceeds from the sale of the property which remain after satisfaction of the lien will be paid to the state treasurer if unclaimed by you within one (1) year after the sale of the property .

b. Other Lienholders. We shall not be liable to you or any third party for the removal or sale of personal property which is not the property of you or upon which a prior lien has attached, unless notice has been given to us by you that the property in Your Space was not yours. Before placing any personal property in Your Space which is not yours or which has a prior lien attached, you are required to notify us in writing of the property, including providing us with a description of the property and the name, address, phone number, and email address of the lienholder or third-party owner of such stored property.

c. Online Auctions and Advertisements. We reserve the right to utilize online auction services (www.lockerfox.com) to manage the sale of your property as a result of your default and the foreclosure of our lien. You consent to the use of online auction services. In the event that you fail to make the required payment(s) and we seek to enforce our lien rights by sale of your property at a public sale you agree that advertisements for the sale of the personal property stored in Your Space may be advertised as follows: 1) in a newspaper of general circulation in the jurisdiction where the sale is to be held; 2) by electronic mail; or 3) on an online Website.

d. In the event of a foreclosure of your interest in the Unit, it is understood and agreed that the liability of the rents, charges, costs, and expenses provided for in this Agreement shall not be relinquished, diminished or extinguished prior to payment in full. We may use a collection agency thereafter to secure any remaining balance owed by you after the application of sale proceeds, if any. If any property remains unsold after foreclosure and sale, we may dispose of said property in any manner considered appropriate by us.

9. RELEASE OF OUR LIABILITY / INDEMNITY:

a. You are storing your personal property at your own sole risk. We are not liable for any loss or damage to your personal property at the Facility from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, vandalism, fire, water damage, flood, hurricanes, rain, tornadoes, explosions, mold, mildew, rodents, insects, acts of God, the active or passive acts or omissions or negligence of us, our agents, or employees. We are not engaged in the business of storing goods for hire and no bailment is created under this Agreement. We exercise neither care, custody nor control over your stored property. We, our agents, or employees shall not be liable to you or your agents for injury or death as a result of your use of Your Space or the Facility, even if such injury is caused by the active or passive acts or omission or negligence of us, our agents, or employees. You agree to indemnify, hold harmless, and defend us from all claims and lawsuits (including attorney's fees and all costs) that are hereinafter brought by others arising out of your use of Your Space, the Facility, and any common areas at the Facility . Your indemnity obligation includes allegations that we, our agents, or employees acted in a negligent manner.

b. Operator's employees. Should any of our employees perform any services for you at your request, such employees shall be deemed to be your agent, regardless of whether payment for such services is made or not, and you agree to indemnify and hold us harmless from all costs, expenses, or liability arising from any services performed by our employee. You agree to notify us immediately upon the occurrence of any injury, damage, or loss suffered by you or other persons on or within the Facility.

c. Time to file suit. You waive any claim against us arising out of or relating to this Agreement that you do not make within twelve (12) months from the date it arises. You understand that the law may otherwise afford you a longer period in which to bring claims, and you are giving up that right by agreeing to this waiver.

d. You agree that this Section is bargained for condition of this Agreement that was used in determining the amount of Monthly Rent to be charged and without which we would not have entered into this Agreement.

10. TERMINATION:

a. Either party may terminate this Agreement by providing written notice to the other party at least ten (10) days prior to the intended termination date.

b. We may terminate this Agreement immediately (including denial of vehicle gate access to the Facility and denial of access to Your Space) if you are in breach of this Agreement, if you create a nuisance, or if you are engaged in disruptive or other prohibited behavior that threatens the safety of other occupants, our employees or agents, and/or the preservation of the Facility. We may also immediately terminate this Agreement if you use Your Space or our Facility for an unlawful or criminal

EXHIBIT D

purpose or found to be engaged in illegal or criminal activity at the Facility.

c. **Upon vacating, you must leave the space empty, clean, and remove your lock.** Upon termination of this Agreement, you shall remove all personal property from Your Space (unless such property is subject to our lien rights as referenced herein) and shall deliver possession of the Unit to us on the day of termination in the same condition as delivered to you on the start date of this Agreement, reasonable wear and tear excepted. You are responsible for any damage to the Unit and you must leave the Unit empty, in good condition, broom clean, and unlocked. **If you fail to remove the lock from Your Space on or before the date of termination, rent and fees will continue to accrue.** If you fail to fully remove your property from Y our Space within the time required, any property remaining in the Unit and at the Facility will be deemed abandoned and we may, without further notice, either directly or through legal process, re-enter Your Space and remove all property therefrom without being deemed guilty in any manner of trespassing or conversion. You s hall be responsible for paying all costs incurred by u s in disposing of such property.

d. If the Unit is not locked, you are in default for thirty (30) days, and we determine the items contained in the Unit have no ascertainable or apparent value, we may consider the Unit abandoned and dispose of or sell any or all personal property in the Unit. You shall be liable for paying all costs incurred by us for disposing of such property.

11. ELECTRONIC COMMUNICATION:

a. All notices from us will be sent by first class mail postage prepaid to your last known address or to the email address provided by you in this Agreement. Notices shall be deemed delivered when deposited with the U.S. Postal Service or when sent by email. All statutory notices shall be sent as required by law. Notification by email is an authorized means of communication. If you provide an email address in this Agreement, you consent to the delivery of all correspondences and notices, including statutory notices, via email. You agree that any billing statements and all other communications, including rental rate and late fee increases and lien notices may be sent to you via email rather than by U.S. Mail.

b. You affirm that the information you have provided in this Agreement is true, accurate, and correct and you understand that we are relying on information provided by you. You agree to give written notice to us of any change in your address or any change in the liens and secured interest on the property in Your Space within ten (10) days of the change. You must personally deliver such notice to us or mail the notice by certified mail, return receipt requested, with postage prepaid to us at the Facility address set forth above or by email, but only if the email is acknowledged by u s . You r failure to notify us of any change in physical or email address or telephone number or alternate name, address and telephone number shall constitute a waiver by you of any defenses based on failure to receive any notice.

12. LIMITED WARRANTY AND SECURITY:

a. **We make no warranties or guarantees.** We, our agents, and employees make no expressed or implied warranties, guarantees, or representations as to the suitability of Your Space for your intended use or nature, condition, safety, or security of the Facility, the Space, and/or the property in the Unit. We disclaim and you waive any implied warranties of merchantability, suitability, or fitness for a particular use. All warranties, expressed or implied, not expressly provided for in this Agreement are excluded from this transaction. Our agents and employees are not authorized to make any warranties about Your Space or the Facility. Our agents and employees' oral statements do not constitute warranties and shall not be relied upon by you. The entire agreement and understanding of the parties hereto are embodied in writing and no other warranties are given. Customer's OFAC Representation and Warranty. I have been, and will continue to be, in compliance with U.S. Executive Order 13224 ("Order"). I am not a Blocked Person, Specially Designated National, Terrorist, Global Terrorist, part of a Foreign Terrorist Organization, Specially Designated Narcotics Trafficker, or otherwise included in the OFAC List, Order, or 31 CFR Ch V (Part 595) Appendix A.

b. **You agree that the Space and Facility meet your needs.** You have been given an opportunity to inspect, and you have inspected Your Unit, and the Facility, and you accept such Unit and the Facility "AS-IS" and with all faults unless you inform us in writing on the rental date it does not. You assume responsibility for having examined the Unit and Facility and hereby accept them as being in good order and condition. You understand that all Unit sizes are approximate and enter into this Agreement without reliance on the estimated size of the Unit. Should you damage the Unit or Facility, make alteration or improvements without our prior written consent, or require us to incur costs to clean the Unit or Facility upon termination, then all costs necessary to restore the Unit or Facility to its prior condition shall be paid by you. We have the right to declare any such costs to repair as "rent" and non-payment of said costs will entitle us to deny your access to the Unit.

c. **Limited Security.** You acknowledge that neither we nor our agents or employees have made any representations or warranties as to the safety of your Unit or the Facility, or as to any property stored in your Unit or Facility. You also agree that neither us nor our agents or employees are required to provide any security protection to you at the Facility or to your property stored in Your Space at the Facility. Any security which we maintain is for ou r sole use and convenience. There shall be no liability to us, our employees or agents in the event alarm, video system, or sprinkler system, or any components thereof, shall fail or malfunction. Any video recording devices are not monitored.

d. **Climate Controlled Spaces and Mold/Mildew.** Climate Controlled Spaces are heated and cooled depending on the outside temperature. These units do not provide constant temperature or humidity control and we do not warrant or guarantee temperature or humidity ranges in Your Space or the Facility. Systems that are used to provide heating and cooling do not have

EXHIBIT D

backup power sources. **We do not warrant or guarantee temperature or humidity ranges in Your Space due to changes in outside temperature and humidity.** You shall store your property in Your Space solely at your own risk. Even in climate-controlled units, there is a risk of mold and/or mildew, particularly if damp or wet property is brought into Your Space. Mold and mildew are naturally occurring substances and it is possible to appear or grow on your stored property. We do not warrant the Unit to be water-tight or dry. **You are solely responsible for preventing mold and/or mildew on your stored property in the Unit. You hereby release us from any liability for mold and/or mildew on your stored property from whatever source and no matter how it occurs** . You shall take whatever steps necessary to protect against and prevent mold in your stored property.

13. **OUR RIGHT TO ENTER:** You hereby grant us, our agents, or employees, the right to access Your Space upon two (2) days advance written notice. In the event of an emergency or nuisance, we shall have the right to enter Your Space without notice to you and take such action as may be necessary or appropriate to preserve the Unit and/or the Facility, to comply with applicable law, to enforce our rights, or for inspections or searches by governmental authorities.
14. **RULES AND REGULATIONS:** We may establish rules and regulations for good order at the Facility and we may change the rules and regulations at any time. You agree to follow all rules and regulations now in effect, or that may be put into effect by us. All rules and regulations established by us are part of this Agreement upon posting and the failure to comply with our rules and regulations is a breach of this Agreement.
15. **DISPUTE RESOLUTION**
    a. **Arbitration agreement.** The parties agree that the arbitration shall be conducted and heard by a single arbitrator to resolve the claim, dispute or lawsuit. THE ARBITRATION MUST BE CONDUCTED ON AN INDIVIDUAL BASIS AND YOU AND US AGREE NOT TO ACT AS A CLASS-REPRESENTATIVE OR IN A PRIVATE ATTORNEY GENERAL CAPACITY IN ANY CLAIM, DISPUTE OR LAWSUIT. We will not request to arbitrate any claim, dispute or lawsuit that you bring in small claims court. However, if such a claim is transferred, removed or appealed to a different court, we may then choose to arbitrate. The Federal Arbitration Act (FAA) shall govern this arbitration agreement. **The Arbitration shall be conducted by National Arbitration and Mediation (NAM) under its Comprehensive Dispute Resolution Rules and Procedures for the Self-Storage Industry. The NAM arbitration rules and procedures may be found at www.namadr.com.** You understand that you are entitled to a judicial adjudication of disputes with us regarding this Agreement and are waiving that right. The parties are aware of the limited circumstances under which a challenge to an arbitration award may be made and agree to those limitations. The parties stipulate and agree that they have had sufficient time and opportunity to consider the implications of their decision to arbitrate and that this addendum concerning arbitration represents a voluntary choice after due consideration of the consequences of entering into this addendum. IF WE CHOOSE ARBITRATION, YOU SHALL NOT HAVE THE RIGHT TO LITIGATE SUCH CLAIM OR LAWSUIT IN COURT OR TO HAVE A JURY TRIAL. YOU ARE ALSO GIVING UP YOUR RIGHT TO PARTICIPATE IN A CLASS ACTION OR OTHER COLLECTIVE ACTION LAWSUIT OR ARBITRATION.
    b. **THE PARTIES AGREE THAT BY ENTERING INTO THIS AGREEMENT, THEY ARE EXPRESSLY WAIVING THEIR RIGHT TO A JURY TRIAL AND THEIR RIGHT TO BRING OR PARTICIPATE IN ANY CLASS ACTION OR MULTI-PLAINTIFF ACTION IN COURT OR THROUGH ARBITRATION AND AGREE THAT THIS WAIVER IS AN ESSENTIAL TERM OF THIS ARBITRATION CLAUSE.** *F or Claims that do not exceed the jurisdictional limit of small claims court, you agree to bring Claims in small claims court instead of arbitration. The rules of the small claims court shall apply.*
    c. **Attorney's Fees:** You agree to pay us for the reasonable costs, expenses, and attorney's fees incurred in the event we retain the services of an attorney to recover any sums due under this Agreement for any unlawful detainer, for the breach of any covenant or conditions hereof, or in defense of any demand, claim or action brought by you.
    d. **State Law to Apply.** This Agreement and any action arising between the parties shall be construed under and in accordance with the substantive laws of the State where the Facility is located.
    e. No waiver by us of any provision hereof shall be deemed a waiver of any of the other provisions hereof or of any subsequent default or breach by you
16. **RELEASE OF INFORMATION:** You hereby authorize us to release any information regarding you or your occupancy as may be required by law or requested by governmental authorities or agencies, law enforcement agencies or courts.
17. **PERSONAL AND FINANCIAL INFORMATION:** We do not warrant or guarantee that any personal information (address, phone number, email address, social security number) or financial information (credit card, bank account information) will not be stolen or otherwise compromised. You waive and release any and all claims or actions against us or our respective agents, employees and affiliates for damages arising from the use of said information by others.
18. **VEHICLES AND TOWING:**
    a. Vehicles (including, but not limited to, autos, trucks, trailers, mobile homes, boats, and campers) may not be stored overnight without permission from us. A charge will be levied for such overnight vehicle storage. Any vehicle stored will only be allowed in the Unit. Only one vehicle may be stored in each Unit and only vehicles with a current license and inspection tags will be permitted unless otherwise agreed to by us in writing. If any vehicle is stored in your enclosed Unit you agree to drain the vehicle of all fluids and disconnect the battery. You agree to not use the Facility or Space as a shop to repair, restore, modify, or otherwise work on the stored vehicle.

EXHIBIT D

b. In addition to all other rights and remedies available to us, if the personal property stored in Your Space is a vehicle, watercraft, or trailer, the motor vehicle, watercraft, or trailer may be towed from the Facility if rent and other charges remain unpaid for sixty (60) days or at the termination of this Agreement. We shall not be liable for any damage to the personal property towed or removed from the Facility that occurs after the person that undertakes the towing or removal of the personal property takes possession of the personal property. By signing this agreement, you are authorizing us t o have such veh icles towed from the Facility, without liability for any costs or damages arising from the towing, transportation, or storage of the vehicle. We shall have no liability to you for causing the vehicle to be removed pursuant to this Section.

19. **PERMISSION TO COMMUNICATE:**

a. Both parties are entering into a business relationship as Operator and Occupant. As such, you hereby consent to us phoning, faxing, emailing, texting (including automated calls and texts) and using social media to communicate with you with marketing and/or other business-related communications, and that these conditions are related to the business relationship.

b. **You specifically consent to receiving text messages from us at the cell phone number provided b y you i n this Agreement or at any other cell phone numbers provided by you. Texts from us to you may provide alerts regarding your account with u s, your tenancy in the Unit, your use of the Facility, rental or sales promotions from us, and/or the business relationship between you and us . You understand that text messaging rates will apply to any messages received from us . You understand that your consent to receive these texts is not required as a condition of entering into this Agreement or purchasing any goods or services from us . You also understan d that you or we may revoke this permission in writing at any time. You agree not to hold us liable for any electronic messaging charges or fees generated by this service. You further agree that in the event your cell phone number changes, you shall inform us of said change or be liable for any fees or charges incurred.**

20. **SEVERABILITY:** Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) shall be null and void; provided, however, that the remaining provisions of this Agreement shall be unaffected thereby and shall continue to be valid and enforceable.

21. **SUCCESSION:** All provisions of this Agreement shall apply to and be binding upon all heirs, successors in interest, assigns or representatives of the parties hereto. You hereby agree to recognize 10 Federal Storage Management as your landlord hereunder (as managing agent for the owner) and shall attorn to any person succeeding to the interest of landlord (as managing agent and in respect of the land and the buildings on or in which the self-storage facility is contained, including, without limitation, upon any foreclosure of any deed of trust upon such land or buildings or upon the execution of any deed in lieu of such foreclosure in respect of such deed of trust). If requested, you shall execute and deliver an instrument or instruments confirming its attornment as provided for herein. ***In addition, this lease shall be subject and subordinate at all times to the lien and terms of any security instruments presently in effect and securing the demised premises and to all advances made or hereafter to be made upon the security thereof, and subject and subordinate to the lien and terms of any security instruments hereafter placed on the demised premises.***

22. **ELECTRONIC SIGNATURE:** Each party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed , and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity , enforceability , and admissibility. You certify that you are of age 18 or above at the time of signing this Agreement.

Do not sign this Agreement until you have read it and fully understand it. This Agreement releases us from liability for loss of or damage to your stored property. If you have any questions concerning its legal effect, consult your legal advisor.

Date: 19-Nov-2024 **Occupant Signature:**

Signed Electronically by: Meghan C Monokian on Nov 19, 2024 11:47 AM

v.6/2024

EXHIBIT D

Signature Certificate

storEDGE SOFTWARE BY STORABLE

Document Title: **Documents for Meghan Monokian (1/3)**
Document Reference: 60655777-f2a5-4c6d-a618-aa10f851a561
Status: Signed

Electronic Signature

Meghan Monokian
Tenant

IP Address:
10.192.31.222

Timestamp	Audit
19-Nov-2024 11:47:21 AM	Created by API
19-Nov-2024 11:47:25 AM	Viewed by Meghan Monokian
19-Nov-2024 11:49:26 AM	Signed by Meghan Monokian

EXHIBIT D

Authorization for Automatic Payment Program

10 FEDERAL

Authorization for Automatic Payment Program

Property Number: 3004

Property Name: Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO

Unit Number: RV26

Occupant Name: Meghan C Monokian

Occupant Account Number: 3008076

Full Name of Card holder: Meghan C Monokian

Monthly rental amount: $66.00

I hereby authorize Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO to charge the above-referenced account automatically each month either as a credit or debit card transaction or an electronic debit entry to my credit or debit card for all charges incurred in connection with the Storage Unit referenced above. I understand such charging or debiting will occur on or after the date set forth in my Rental Agreement with 10 Federal (the "Rental Agreement"). I understand that the amount of the monthly charges may vary each month depending on changes to the terms and conditions of my Rental Agreement (including rate increases) or fees or charges being applied from third-party merchant service providers. I understand that I will remain responsible for monthly charges and additional late fees should there be insufficient funds or credit available or if my credit card is canceled or otherwise made unavailable for payment. I also agree to hold Owner harmless from liability as results of its activities in connection with such transactions.

I understand that it shall remain my obligation to notify us of my intent to terminate my Rental Agreement according to the move-out procedure. I further understand that if I vacate my space(s) without advising 10 Federal, my account will be charged for the total amount due on the date that we become aware that I have vacated the storage space(s). I agree that my authorization will remain in full force and effect until I choose to cancel the AutoPay authorization by going online at our website, logging into My Account, or emailing the Customer Support Division at info@lakesidestoragebransonmo.com to advise that I am revoking my authorization. I understand that we require at least 30 days prior notice in order to cancel this authorization if I choose to cancel it by calling or emailing the Customer Support Division. If my occupancy with 10 Federal is terminated and I owe any Rent or other charges due to 10 Federal, I authorize 10 Federal to charge/debit my credit/debit card any sum due and owing upon termination, including but not exclusively, damages to the storage space and/or self-storage facility, outstanding Rent due, any other default charges, clean up charges, dumpster charges, and any other sums due and owing at the termination of my occupancy. In the event that I change the below designated account(s) without notifying 10 Federal of such changes, we will suspend access until a new copy of this form is supplied with current information . I acknowledge that I have been provided a copy of this Authorization for Automatic Payment Program for my files.

Occupant further agrees to the following:

1. If Owner is unable to process my payment, I will be responsible for an alternate timely payment arrangement and any resulting processing fees
2. I agree that I will be responsible for any fees resulting from any declined transactions.

EXHIBIT D

3. I release Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO from any claims, demands, losses, or expenses (including attorneys' fees) for any damages arising from its use of my account, except for actions taken outside the permitted terms of this Authorization.
4. I understand that my information will be saved to file for future transactions on my account.
5. I understand and agree that if the transaction is declined, said failure to pay shall constitute a default under my Rental Agreement and subject the contents of my storage unit to possible foreclosure and sale.
6. I must notify Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO if my account changes in order to continue this service.
7. The amount specified above is the current monthly rental rate. Should rates increase, 10 Federal is authorized to charge the new unit rate.
8. I expressly acknowledge that this Authorization is solely for the purpose of inducing 10 Federal to agree to my occupancy and that 10 Federal would not agree to make such accommodations without my execution of this Authorization.
9. I remain responsible for complying with the terms and conditions of my Rental Agreement notwithstanding anything provided in this written Authorization.
10. I have the full right and authority to execute this Authorization to bind the Occupant if the Occupant is a business.
11. This Authorization is made a part of the Rental Agreement. If Occupant fails to follow any of the obligations or requirements in this Addendum, Occupant will be in default under the Self Storage Rental Agreement.

I hereby certify that all the information on this form is correct and that false and misleading information may be considered a default contract and is subject to cancellation.

Date: Nov 19, 2024 11:51 AM **Cardholder Electronic Signature:** Meghan C Monokian

Received electronically by Management: 11/19/2024

EXHIBIT D

Addendum to Rental Agreement Vehicle

10 FEDERAL

Addendum to Rental Agreement Vehicle,

Trailer, and Boat Storage Information

COPY OF CURRENT REGISTRATION/INSURANCE MUST BE SUBMITTED TO info@lakesidestoragebransonmo.com

****VEHICLE MUST BE OPERATIONAL****

Occupant Name: Meghan C Monokian **Space Number(s):** RV26

10 Federal (the "Owner") hereby grants to the Occupant the use of the Owner's self-service storage facility ("Facility") for the storage of Occupant's motor vehicle or boat (including trailer). Occupant understands and agrees that this Addendum is made part of the Rental Agreement. **Occupant agrees to be bound to the terms and conditions of this Addendum, as well as all terms and conditions of the Rental Agreement. Occupant also agrees to be bound to the terms and conditions of the rules and regulations of the Facility.**

Make	Model	License Plate Number	License Plate State	VIN	Description
Jeep	Grand Cherokee Overland	1GA390	SD	1C4RJFCT1JC383749	Gray 2018 Jeep Grand Cherokee Overland 4WD 8 Cylinders T 5.7L MFI OHV Hemi 345 CID
Ibex	20BHS	1TA1SJ	AZ	5NHTBXV23ND131804	2022 Ibex 20BHS

1. **DEFINITIONS:** A Motor Vehicle shall be defined to include every vehicle which is self-propelled, and shall include but not be limited to the following: automobiles, recreational vehicles, motor homes, motorcycles, etc. A Boat shall be defined to include all types of watercraft and shall include but not be limited to the following: power boats, sailboats, jet skis, etc. Trailers, campers, etc. are also allowed to be stored in Occupant's Space.
2. **PROOF OF OWNERSHIP AND REGISTRATION:** All Vehicles and Boats must be titled and/or currently registered to the Occupant. Occupant shall deliver to Owner, prior to occupying the Space, copies of all documents available to demonstrate proof of ownership of the Motor Vehicle or Boat (and trailer), such as Occupant's current registration of the Motor Vehicle or Boat (and trailer). Motor vehicles (and trailers) are registered with the State's Department of Motor Vehicles, and Boats are registered with the State's Department of Natural Resources. Owner shall have the right to refuse Occupant's access to the Space if the Owner is not satisfied with the documentation of ownership and registration provided by Occupant. Unless the Occupant can provide additional documentation to satisfy the Owner, the Rental Agreement will be deemed to be terminated.
3. **NOTICE OF LIENS AND SECURITY INTEREST:** Owner directs Occupant to disclose any lien holders or any parties with a secured interest in the property that is or will be stored in the Space or at the Facility. (Identify all companies or individuals to whom you owe money on the property stored.) Occupant shall provide to the Owner all information of any and all parties holding any security interest or liens on the property stored.

EXHIBIT D

Occupant represents that the property stored or to be stored is free of all liens and secured interest except as follows:

(If none, this section will be blank.)

Lien Holder / Secured Creditor:

Address:

4. **INSURANCE:** Occupant shall provide to the Owner prior to occupying the Space copies of all documents available to demonstrate proof of insurance (commonly a Certificate of Insurance) for the Motor Vehicle or Boat (and trailer). Occupant agrees to maintain, at Occupant's sole expense, a policy of comprehensive physical damage coverage for the full value of Occupant's Motor Vehicle or Boat. Insurance on Occupant's Motor Vehicle or Boat is a material condition of this Addendum and is for the benefit of both the Occupant and Owner. Failure to carry the required insurance is a breach of this Addendum and Occupant assumes all risk of loss and or damage that would be covered by such insurance. Occupant expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of Occupant against Owner, Owner's agents or employees for loss of or damage to stored property. Occupant understands and agrees that Owner carries no insurance which in any way covers any loss whatsoever that Occupant may have or claim by renting the Space or being at the Facility and therefore Occupant must obtain any insurance desired at Occupant's own expense. To the extent Occupant does not maintain such insurance, Occupant shall be deemed to be "self-insured" and shall bear all risk of loss or damage.

5. **RULES:** The described Motor Vehicle or Boat (and trailer) is the only Motor Vehicle or Boat (and trailer) permitted to be parked in the assigned Space. No junk, inoperable or damaged Motor Vehicles or Boats (and trailers) may be stored at the Premises. Occupant agrees that any unauthorized Motor Vehicle or Boats (and trailer) can be removed by Owner at Occupant's expense and that Owner shall not be liable to Occupant for removal of unauthorized Motor Vehicles and Boats (and trailer). Occupant agrees at all times to keep Motor Vehicles in "drivable" or working condition and to keep trailers road worthy. Any vehicle stored in an enclosed unit must be drained of all fluids and battery disconnected. Occupant shall not use the Facility or Space as a shop to repair, restore, modify, or otherwise work on the stored Motor Vehicle or Boat (and trailer). Occupant agrees that an unauthorized Motor Vehicle or Boat (and trailer) may be defined as, but not limited to, a) a Motor Vehicle or Boat (and trailer) not identified on an executed Addendum, or b) a Motor Vehicle or Boat (and trailer) which is not drivable or road worthy. Occupant further agrees that any unauthorized Motor Vehicle(s) and Boat(s) may be removed by Owner at Occupant's expense and that Owner shall not be liable to Occupant for such removal. Occupant acknowledges that Owner may from time to time establish additional rules and regulations regarding the storage of Motor Vehicles and Boats and Occupant further agrees to comply with said rules and regulations. Any person with a valid gate number and a key to the vehicle or watercraft is presumed to have Occupant's authorization to remove the vehicle or watercraft from the premises. All personal property must be stored inside the Motor Vehicle or Boat. There shall be no loose personal property outside of the Motor Vehicle or Boat (and trailer) in the Space. All items not secured inside the Motor Vehicle or Boat (and trailer) must be taken with the Occupant when leaving the Facility or Owner will treat such property as abandoned and by disposing of said property. Only Occupants renting covered parking Spaces that include power and/or water access may use said power and/or water. Uncovered Spaces adjacent to covered Spaces are not permitted to access power and/or water and Owner may immediately terminate the Rental agreement for any Occupant found using power and/or water access from covered Spaces. **NOTE: OCCUPANT AGREES TO DEFEND AND INDEMNIFY OWNER AS A RESULT OF THE REMOVAL OF ANY VEHICLE IN OCCUPANT'S SPACE ARISING FROM OCCUPANT'S USE OR OCCUPANT'S INVITEE'S USE OF THE SPACE.**

6. **LOSS OR DAMAGE:** Occupant hereby acknowledges and agrees that neither Owner nor its agents or employees shall be responsible or liable for any loss, property damage, or personal injury through fire, theft, vandalism, malicious mischief, windstorm, hail, snow, or any other cause whatsoever and insurance of Occupant's Motor Vehicle or Boat (and trailer) for such loss is the responsibility of Occupant. **Owner's liability, if any, for loss or damage to Occupant's stored Motor Vehicle or Boat (and trailer) shall not exceed $5,000.**

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Occupant agrees to inspect Occupant's Motor Vehicle or Boat (and trailer) before leaving the Facility. Under no circumstances shall Owner be responsible for any claim relating to the operation or removal of the Motor Vehicle or Boat (and trailer) from its Space by any person or entity shown as an additional Owner or a lienholder on the documents of registration or title as Occupant's agents for all purposes in connection with the operation or removal of the Motor Vehicle or Boat (and trailer) on or off the Facility premises. Although Owner is not liable for loss or damage, any claim of damage to Occupant's Motor Vehicle or Boat (and trailer) must be reported and itemized in writing before Motor Vehicle or Boat (and trailer) is taken from the Facility. Owner assumes no liability for damage due to fault, mechanics, condition of the Motor Vehicle or Boat (and trailer), or any negligence attributable to Owner for loss of articles left in the Motor Vehicle or Boat (and trailer), for damage to the Motor Vehicle or Boat (and trailer) due to articles left inside the Motor Vehicle or Boat (and trailer), or for loss of use of the Motor Vehicle or Boat (and trailer).

7. **COMPLIANCE WITH LAW:** Motor Vehicles and Boats (and trailers) are not permitted to have engines run inside the Space except for entry or departing the Space. Occupant agrees the property will not be used for any purposes unlawful or contrary to any ordinance, regulation, fire code or health code. Occupant agrees not to commit waste, nor to create a nuisance. Occupant agrees not to store any explosives or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the Space which would cause danger or nuisance to the Space or Facility. All fuel tanks must be kept full at all times and must not have any leaks. No smoking is allowed in any enclosed storage space or at the Facility. Interior walls and floors must be protected from oil or spills. Only Motor Vehicles and Boats (and trailers) that are in good operating condition and appearance may be parked. No flat tires are allowed, and any tires that go flat must be repaired. Owner, at its sole discretion, may require that Motor Vehicles or Boats (and trailers) violating these provisions may be removed.

8. **CONTINUING AGREEMENTS; CONFLICTS:** Except as expressly supplemented hereby, the parties hereto ratify and confirm each and every provision of the Rental Agreement to which this Addendum is attached as if the same were set forth herein. In the event that any of the terms and conditions in the Rental Agreement conflict in any way with the terms and provisions of the Addendum, the terms and provisions of this Addendum shall prevail.

9. **PARKING REGULATIONS:** (1) Only one registered Motor Vehicle or Boat (and trailer) per Space; (2) Trailer Wheels must be blocked; (3) Trailer Tongue must be on a chuck or wooden block to prevent asphalt damage; (4) Trailer Tongue must be locked at all times; (5) Area must be kept clean. Loose items will be discarded, and you will be fined. This includes extra tires, rims, gas cans, bicycles, etc.; (6) No painting of Motor Vehicle or Boat (and trailer) or repairs of any kind is allowed in the Space or at the Facility; (7) Occupant is required to lock and secure any Boat, Boat Trailer, Jet Ski Trailer, and any other equipment that is being stored outside; (8) Occupant must notify the office if Motor Vehicle or Boat (and trailer) will not be in the space for more than 24 hours. The vehicle or boat may be relocated, towed and/or impounded at Occupant's expense, if it is not properly parked within the boundaries of the Space designated above, if Occupant parks a vehicle or boat other than the one described in this agreement, or violates any rule posted by Owner. **Motor Vehicles and Boats (and trailers) must be in good working order, e.g. NO FLAT TIRES, NO BROKEN WINDOWS AND VEHICLES MUST BE DRIVABLE. No items may be stored on the ground in the parking space other than the Motor Vehicle or Boat itself.**

10. **USE:** Oil changes, repairs, use of electrical outlets, for sale signs, washing, or dumping of tanks are not permitted. Driver must remain cautious of surroundings and drive at a slow speed at all times. Any Occupant driving at speeds deemed dangerous by Owner is subject to immediate eviction. If Occupant parks in multiple spaces or blocks access to additional spaces not included in the rental agreement, Occupant is subject to additional charges. Occupant's Motor Vehicle or Boat (and trailer) must fit within the Space. If Occupant's Motor Vehicle or Boat (and trailer) are too large for the Space, Occupant must request a transfer from Owner to another Space, vacate the Facility, or face towing from the Owner as permitted under this Addendum. Occupant must use only the assigned Space and unless notice is given to the Owner that the Space is no longer needed, Occupant agrees to pay rent on the Space even if the Motor Vehicle or Boat (and trailer) is not currently using the Space. It is the responsibility of the Occupant to ensure that the building, space, roll-up door, and property are secure at all times. In the event of an emergency or to make repairs, Owner shall have the right to move Occupant's vehicle or watercraft to another part of the Facility.

Occupant also agrees to the following: (a) any holding tanks or other sewage or waste product containers on board the Motor Vehicle or Boat (and trailer) shall be empty at all times; (b) Occupant shall maintain a drip pan or absorbent pad designed to absorb petroleum products under the stored Motor Vehicle or Boat (and trailer) of sufficient size to retain any leaking fluids from the Motor Vehicle or Boat (and trailer) stored; (c) any alarms on the Motor Vehicle or Boat (and trailer) shall be disconnected or otherwise disarmed; (d) there shall be no entertainment

EXHIBIT D

activities in, or overnight occupancy of, the Motor Vehicle or Boat (and trailer); (e) all persons must vacate the Facility within thirty (30) minutes of the posted close of the Facility; (f) the Motor Vehicle or Boat (and trailer) shall not be powered up, either by running of its engine, or otherwise, except for the removal of the Motor Vehicle or Boat (and trailer) from the Facility, or the limited purposes of brief testing of its systems or equipment preparatory to its use off the Facility; (g) there shall be no maintenance, painting, or any other work performed on the Motor Vehicle or Boat (and trailer) while the Motor Vehicle or Boat (and trailer) is located at the Facility; and (h) under no circumstances will Occupant cause the Motor Vehicle or Boat (and trailer) to be rendered incapable of removal from the Facility under its own power, or otherwise disabled or rendered incapable of removal from the Facility by ordinary means. The Motor Vehicle or Boat (and trailer) must be free of rust, body damage, and must have no broken glass. Further, the Motor Vehicle or Boat (and trailer) must display current state registration. Occupant agrees that any unauthorized Motor Vehicles or Boats (and trailers) can be removed by Owner at Occupant's expense and that Owner shall not be liable to Occupant for removal of unauthorized Motor Vehicles or Boats (or trailers). If the Motor Vehicle is an RV or Boat, it shall be winterized by October 1 of each year if it is not intended to be used during the winter. No Motor Vehicle or Boat (and trailer) may be stored on blocks except the tongue of a boat trailer. Occupant acknowledges that at times it may be required to store an additional Motor Vehicle or Boat (and trailer) at the Facility. Occupant agrees that all terms and conditions of this Addendum, including all releases provided herein, shall apply to any Motor Vehicle or Boat (and trailer) Occupant may store at the Facility or in the Space, even if not the Motor Vehicle or Boat (and trailer) identified in this Addendum. Owner, at its sole discretion, may require that Motor Vehicle or Boat (and trailer) violating any provision of this Addendum be removed. If the Motor Vehicle or Boat (and trailer) will be absent from the Space and/or Facility for more than ten (10) consecutive days, Occupant agrees to notify Owner of Occupant's intent to remove the Motor Vehicle or Boat (and trailer) for an extended period of time and advise Owner of the estimated return date for the Motor Vehicle or Boat (and trailer).

11. **TOWING**: In the event that any Motor Vehicle or Boat (and trailer) remains stored in the Space after termination of the Rental Agreement or upon Occupant's default for 60 days, and in addition to all other rights and remedies available to Owner, Owner is authorized to cause such Motor Vehicle or Boat (and trailer) to be removed by a person regularly engaged in the business of towing Motor Vehicles or Boats, without liability for the costs of removal, transportation or storage or damages caused by such removal, transportation or storage. Occupant acknowledges that he or she has personally been given notice that the Motor Vehicle or Boat (and trailer) is subject to removal at the Occupant's expense. Owner shall incur no liability to Occupant for causing the Motor Vehicle or Boat (and trailer) to be removed pursuant to this paragraph.

Date: 19-Nov-2024

Occupant Signature:

Received electronically by Management: 11/19/2024

EXHIBIT D

Signature Certificate

storEDGE SOFTWARE BY STORABLE

Document Title: **Documents for Meghan Monokian (3/3)**
Document Reference: c09883df-71e8-401e-8397-8264d219b268
Status: Signed

Electronic Signature

Meghan Monokian
Tenant

IP Address:
10.192.31.222

Timestamp	Audit
19-Nov-2024 11:47:22 AM	Created by API
19-Nov-2024 11:47:26 AM	Viewed by Meghan Monokian
19-Nov-2024 11:50:38 AM	Signed by Meghan Monokian

EXHIBIT D

Declination of Indemnity Waiver Program and Certification of Private Insurance Coverage

Declination of Indemnity Waiver Program and Certification of Private Insurance Coverage

I understand that I have been offered the option to participate in the protection plan program offered at this facility and have declined to enroll at this time for the following unit(s):

RV26

I understand that under the terms of my Rental Agreement, I must provide proof of insurance coverage for the items being stored at the facility, and failure to provide proof of insurance as otherwise required, will result in being opted into the lowest tiered plan of the Indemnity Waiver Program offered at this facility.

Proof of private insurance coverage should be sent via email to your facility at:

Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO

Email: info@lakesidestoragebransonmo.com

I understand that under the terms of my Rental Agreement, I assume all risk for loss of or damage to my stored goods. I also understand that Owner shall not be liable for loss of or damage to my stored goods from any cause including the Owner's or its employees' active or passive negligence. By not participating in any insurance or protection plan, I have released the Owner from liability for loss of or damage to my property however caused.

Date: 19-Nov-2024 **Occupant Signature:**

Received electronically by Management: 11/19/2024

EXHIBIT D

Signature Certificate

storEDGE
SOFTWARE BY STORABLE

Document Title: **Documents for Meghan Monokian (2/3)**
Document Reference: 27023fad-20cb-4cbe-a6a9-63cbbe7b16e2
Status: Signed

Electronic Signature

Meghan Monokian
Tenant

IP Address:
10.192.31.222

Timestamp	Audit
19-Nov-2024 11:47:22 AM	Created by API
19-Nov-2024 11:47:25 AM	Viewed by Meghan Monokian
19-Nov-2024 11:49:52 AM	Signed by Meghan Monokian

EXHIBIT D

Facility Map
DISPLAYING: Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO - 765 State Highway P, Hollister, MO 65672Floor 1, Unit RV26

FACILITY MAP

DISPLAYING:

Lakeside Storage # 3004 | 765 State Hwy P | Hollister MO - 765 State Highway P, Hollister, MO 65672 Floor 1, Unit RV26

Gate access code: 20094

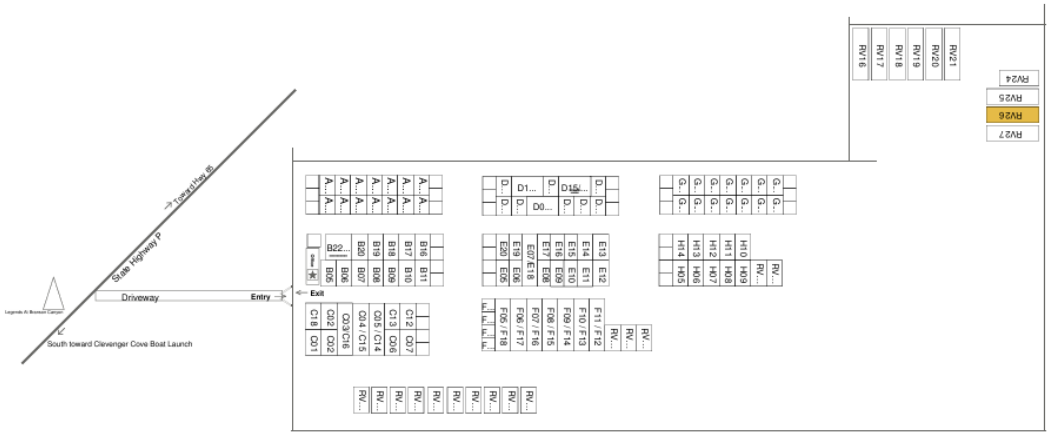


EXHIBIT E

Security Conditions, Prior Knowledge, and Damages

2024-2026

EXHIBIT E

CONTENTS

I. Surveillance Coverage

II. Access Control & Gate Failures

III. Prior Criminal Intrusions

IV. Resulting Exposure & Damage

V. Selective Disclosure

EXHIBIT E

EXHIBIT E

Surveillance Coverage

EXHIBIT E

Closest camera to RV26

Lakeside Storage – Hollister, Missouri

Camera mounted with severed wire

Inoperable cameras never disclosed by Lakeside Storage

EXHIBIT E

Second closest camera to RV26

Lakeside Storage – Hollister, Missouri

Camera hanging by wire facing sky

Inoperable cameras never disclosed by Lakeside Storage

EXHIBIT E

Fencing & Perimeter Failures

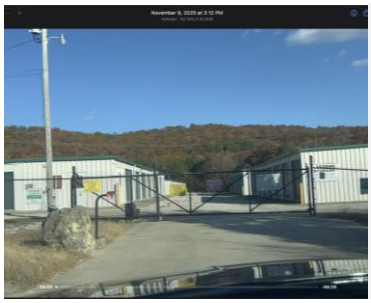
EXHIBIT E

Gate Signage & Access Control

Lakeside Storage – Hollister, Missouri

November 9, 2025 at 3:13 PM
Hollister · 82,110 of 82,999
LAKESIDE
THIS FACILITY IS UNDER 24 HOUR CAMERA SURVEILLANCE
THIS FACILITY IS UNDER 24 HOUR CAMERA SURVEILLANCE
FRONT GATE SIGNAGE CLAIMS 24-HOUR CAMERA SURVEILLANCE

Displayed surveillance claim contradicts actual camera coverage



November 13, 2025: Tenant was observed by tow professional entering premises without entering code as another vehicle exited

EXHIBIT E

Perimeter Security Observations

Lakeside Storage – Hollister, Missouri

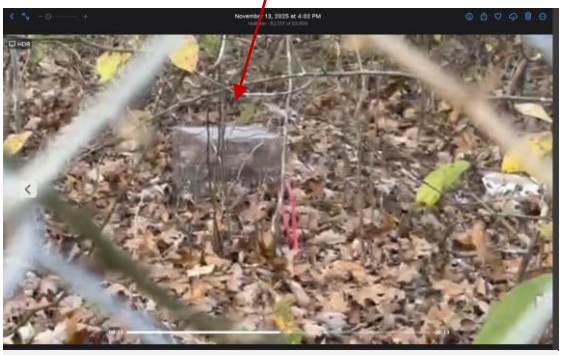
November 9–13, 2025

Perimeter breach never disclosed by Lakeside Storage

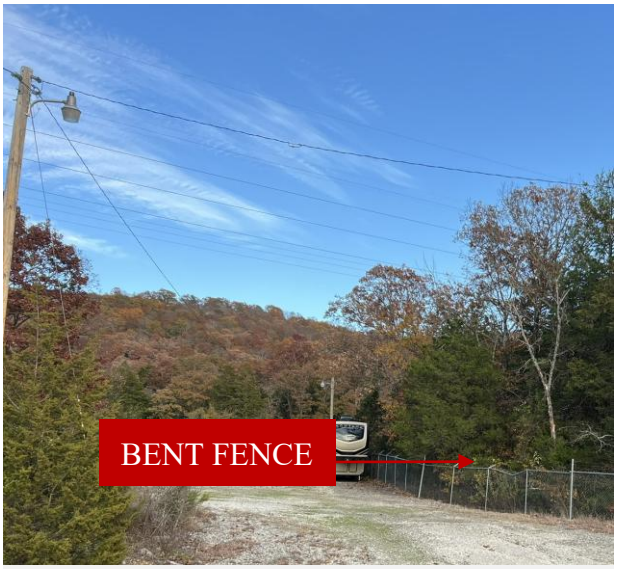
GATE-LIKE FENCE

Tenant observed fence open in a gate-like manner

TENANT'S PERSONAL PROPERTY BEYOND FENCE LINE



Tenant retrieved personal items beyond gate-like fence

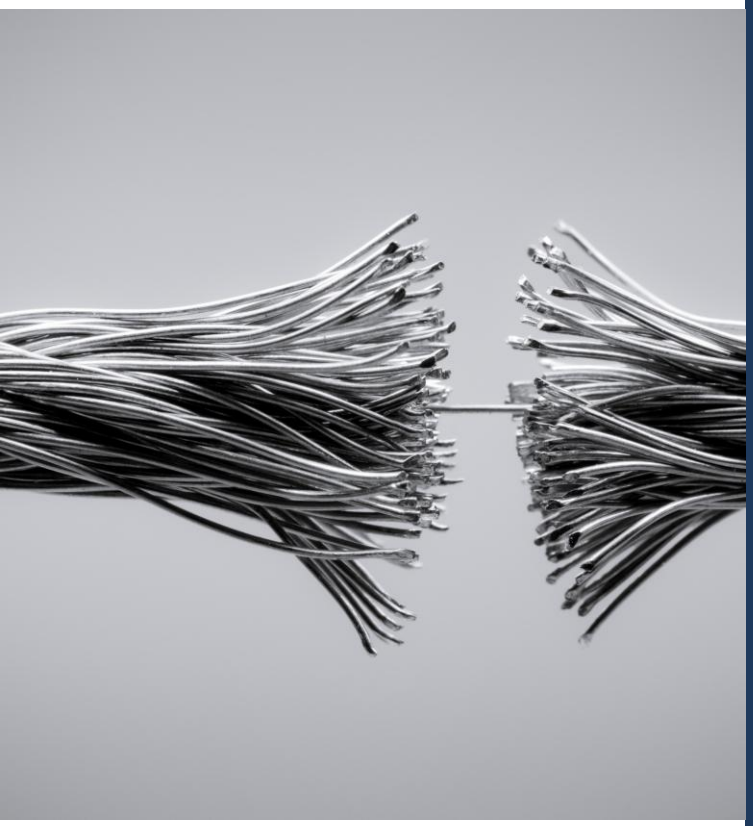


BENT FENCE

On 11/4/25, facility manager disclosed there was a bent section of fence

Bent fence disclosed by Lakeside Storage on November 4, 2025. No repairs observed during on-site visits

EXHIBIT E



Multi-Unit Tampering

EXHIBIT E

Evidence of multi-unit tampering

Lakeside Storage – Hollister, Missouri

November 8, 2025 (Recorded phone call)

Facility manager affirmatively stated that no other units had been impacted.

November 9- November 13, 2025

Tenant observed multiple neighboring units showing signs of unauthorized access and tampering.

December 19, 2025

Tenant discovered prior lawsuit filed May 1, 2025 by another tenant alleging similar intrusion and security failures.

11/8/25 – Lakeside Storage affirmatively denied other trailers had been impacted

Door of trailer adjacent to RV26 shows signs of unauthorized access

Adjacent unit: battery compartment emptied and filled with water

Adjacent unit: battery compartment emptied; wiring severed

EXHIBIT E

Prior Notice, Pattern, and Failure to Warn

Lakeside Storage – Hollister, Missouri

On May 1, 2025, Lakeside storage was sued for a similar situation and the Facility Manager appeared in person to address the case

No tenant warning; No reporting to law enforcement

07/25/2025

Tried by Court-Civil

7/25/25 - Petitioner / Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun, appears in person on behalf of Lakeside Storage. Respondent / Defendant (#2), SDC Storage LLC & ZDM Storage, does NOT APPEAR. On the record: Court hears sworn testimony and evidence is presented and heard. Court finds in favor of the Petitioner / Plaintiff against Respondent / Defendant #2 (SDC Storage LLC & ZDM Storage). Judgment is in the amount of $1,637.00 + Court costs of $43.50. Total judgment in the amount of $1,680.50 against Respondent / Defendant (#2) SDC Storage LLC & ZDM Storage. Previous judgment against Respondent / Defendant (#1), registered agent Mark Braun and Lakeside Storage, is quashed. Garnishment previously issued against Mark Braun (Registered Agent for Respondent / Defendant #1) is hereby quashed as judgment against him has been quashed. Formal judgment filed herein. RTY /rg

Case Number: *2546-SC00015*
Case Number: *2546-SC00015-01*

Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun,

MISSOURI COURTS Judicial Branch of Government — Missouri Case.net

LAKESIDE STORAGE

Case Type: CC Small Claims Trial de Novo	**Circuit:** Circuit 46	**Case Number:** 2546-SC00015-01
Party Type: Defendant	**Address On File:** HOLLISTER MO	**Filing Date:** 06/16/2025
County: Taney County	**Style of Case:** ALTON DAVIS V LAKESIDE STORAGE ET AL	**Location:** Circuit Division
Case Type: AC Small Claims over $100	**Circuit:** Circuit 46	**Case Number:** 2546-SC00015
Party Type: Defendant	**Address On File:** HOLLISTER MO	**Filing Date:** 05/01/2025
County: Taney County	**Style of Case:** ALTON DAVIS V LAKESIDE STORAGE ET AL	**Location:** Circuit Division

ALTON DAVIS V LAKESIDE STORAGE ET AL

1. **Prior management knew** tenant had been broken into
   a) *Prior management was* ***10 Federal Storage Management, LLC***
2. Current management knew tenant had been broken into
3. Both managers chose not report break-in to law enforcement or tenant

New information on backside

On Thursday May 1st, I finally got a hold of the agent (person) who oversees the Lakeside Storage. His name is Mark Braun. He told me that he took over management of the property on December 6, 2024. It was at that time he was told that my camper had been broken into. I asked him WHY I was not notified of the break in. No reason was given. But he knew and the person (agent) before him knew. Yet, since December 6 I was never notified, by phone, email or Text.

EXHIBIT E

Prior Notice & Pattern Evidence cont.

Given the facility manager appeared in person when sued, the Facility Manager was aware that the front gate had been left wide open.

07/25/2025

Tried by Court-Civil

7/25/25 - Petitioner / Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun, appears in person on behalf of Lakeside Storage. Respondent / Defendant (#2), SDC Storage LLC & ZDM Storage, does NOT APPEAR. On the record: Court hears sworn testimony and evidence is presented and heard. Court finds in favor of the Petitioner / Plaintiff against Respondent / Defendant #2 (SDC Storage LLC & ZDM Storage). Judgment is in the amount of $1,637.00 + Court costs of $43.50. Total judgment in the amount of $1,680.50 against Respondent / Defendant (#2) SDC Storage LLC & ZDM Storage. Previous judgment against Respondent / Defendant (#1), registered agent Mark Braun and Lakeside Storage, is quashed. Garnishment previously issued against Mark Braun (Registered Agent for Respondent / Defendant #1) is hereby quashed as judgment against him has been quashed. Formal judgment filed herein. | RTY /rg

Case Number: *2546-SC00015*
Case Number: *2546-SC00015-01*

Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun,

Alton Davis & Rob Dewater testified that

1. Front gate observed wide open for days
2. Unable to get ahold of management
3. Only 1 functioning camera

Plaintiff received no warning or notice that the front gate had been left open for an extended period of time, believed to be at least several days, with the precise duration unknown.

2546-SC00015

FILED
MAY 01 2025
AMY STRAHAN
CIRCUIT CLERK
TANEY COUNTY

I was keeping my 2022 Imagine 17mxk camper at Lakeside Storage. When I went to check on the camper on Thursday, April 24th, I found that the camper had been broken into and some damage done to the camper. I thought it strange that the gate to the facility was wide open. In fact, it was wide open every day I visited the site. I called the Taney County Sheriff Department, who sent out a deputy to investigate. He gathered my information and took pictures of the camper and the areas damage was done. I had called the number that was posted on the fence and no one would answer. I did this several times, no response. I later that evening sent two emails and no response. I visited the facility on Friday April 25, gate was wide open, called the sheriff department and told them, gave them the number posted 417-248-115. Even though there are security cameras, I found only one that was working. Or at least the red light could be seen.

Source: Alton Davis v. Lakeside Storage et al., Taney County, Missouri — Case No. ***2546-SC00015*** *(Filed May 1, 2025)*

EXHIBIT E

Personal Property Removed, Scattered, and Left Exposed

EXHIBIT E

Condition on 11/30/24

Lakeside Storage – Hollister, Missouri

On November 30, 2024, Plaintiff and third party secured covers to both the Jeep.

Tenant took a 7 second video prior to departure.

EXHIBIT E

Personal Items Exposed on ground

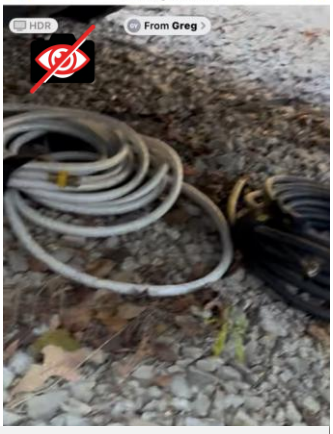
Lakeside Storage – Hollister, Missouri

Within fence line (items removed, scattered, exposed)

Paraffin wax machine removed from storage and left exposed

Jeep skid plate detached and left on ground

Personal receipt; contents removed



Hoses removed from compartment and left under trailer

11/4/25 Facility manager disclosed to tenant that trailer cover had been "off for months"
11/5/25 Third Party photo of trailer cover

Beyond fence line (items transported out of secured perimeter)

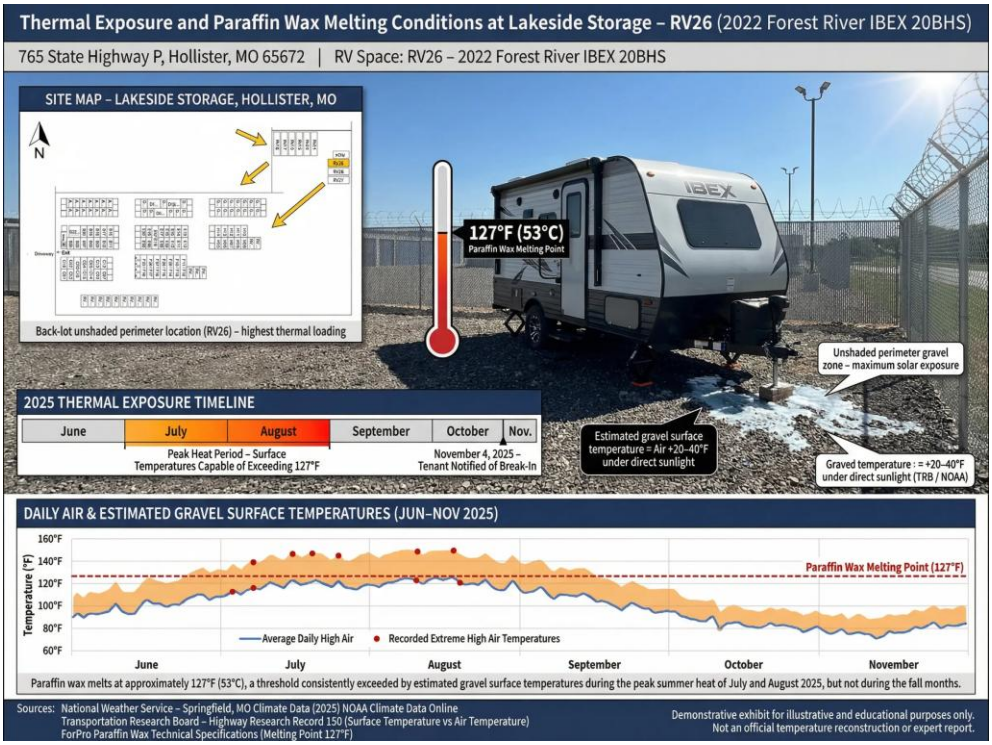
Empty plastic container abandoned beyond fence line

Empty tire inflator box abandoned beyond fence line

EXHIBIT E

Prolonged Exposure

Lakeside Storage – Hollister, Missouri


Thermal Exposure and Paraffin Wax Melting Conditions at Lakeside Storage – RV26 (2022 Forest River IBEX 20BHS)
765 State Highway P, Hollister, MO 65672 | RV Space: RV26 – 2022 Forest River IBEX 20BHS
SITE MAP – LAKESIDE STORAGE, HOLLISTER, MO
Back-lot unshaded perimeter location (RV26) – highest thermal loading
127°F (53°C)
Paraffin Wax Melting Point
Unshaded perimeter gravel zone – maximum solar exposure
Estimated gravel surface temperature = Air +20–40°F under direct sunlight
Graved temperature : = +20–40°F under direct sunlight (TRB / NOAA)
2025 THERMAL EXPOSURE TIMELINE
June
July
August
September
October
Nov.
Peak Heat Period – Surface Temperatures Capable of Exceeding 127°F
November 4, 2025 – Tenant Notified of Break-In
DAILY AIR & ESTIMATED GRAVEL SURFACE TEMPERATURES (JUN–NOV 2025)
Temperature (°F)
160°F
140°F
120°F
100°F
80°F
60°F
Paraffin Wax Melting Point (127°F)
Average Daily High Air
Recorded Extreme High Air Temperatures
June
July
August
September
October
November
Paraffin wax melts at approximately 127°F (53°C), a threshold consistently exceeded by estimated gravel surface temperatures during the peak summer heat of July and August 2025, but not during the fall months.
Sources: National Weather Service – Springfield, MO Climate Data (2025) NOAA Climate Data Online
Transportation Research Board – Highway Research Record 150 (Surface Temperature vs Air Temperature)
ForPro Paraffin Wax Technical Specifications (Melting Point 127°F)
Demonstrative exhibit for illustrative and educational purposes only.
Not an official temperature reconstruction or expert report.

MELTING POINT OF WAX IS 127°F (53°C)

Local surface temperatures reached or exceeded this threshold during summer 2025.Melted wax on November 5, 2025 **indicates prolonged outdoor exposure during peak summer months,** without tenant notification.

On November 5, 2025, wax from tenant's paraffin wax machine was discovered on ground next to trailer

EXHIBIT E

Personal Property Damaged

EXHIBIT E

Trailer on 11/05/25

Lakeside Storage – Hollister, Missouri

Scene consistent with law enforcement body cam footage and documented by Third Party on November 5, 2025

Underbelly hatch visibly open

Underbelly hatch forced entry

Trailer cover damaged

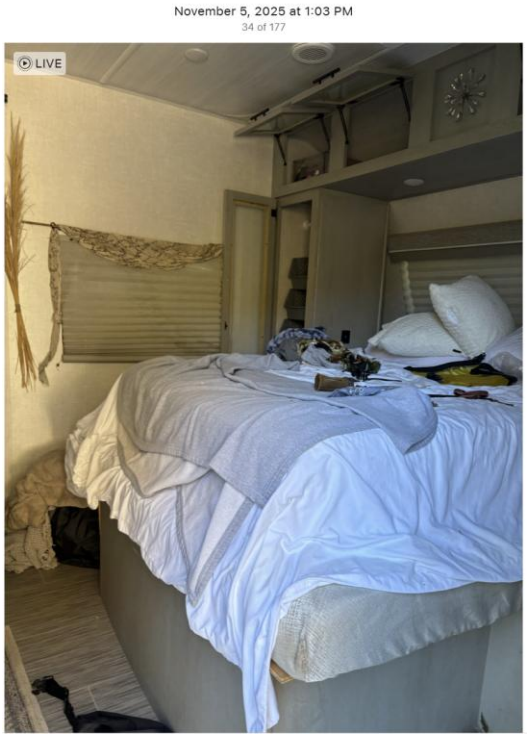
*Condition never disclosed by Lakeside Storage

EXHIBIT E

Trailer on 11/05/25

Lakeside Storage – Hollister, Missouri

Interior disheveled as stated by Facility manager on November 4, 2025. Images show water damage to ceiling and window curtains. Broken glass was found on floor and Apple Cider Vinegar dry rotted interior cabinets. Apple cider vinegar was dry at time of discovery.



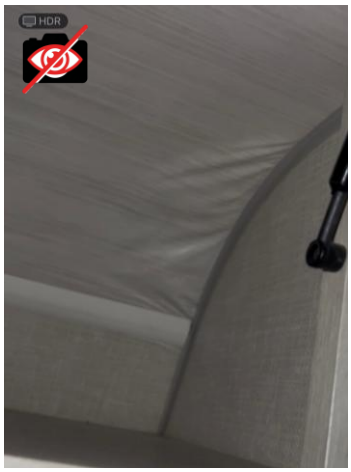


EXHIBIT E

Trailer on 11/05/25

Lakeside Storage – Hollister, Missouri

Additional photos captured on November 5, 2025, by third party. Foreign tool on countertop was dusted for prints prior to Plaintiff's arrival from the Virgin Islands.

November 5, 2025 at 10:33 PM
46 of 177

November 5, 2025 at 10:37 PM
47 of 177

EXHIBIT E

Tailer/Jeep on 11/05/25

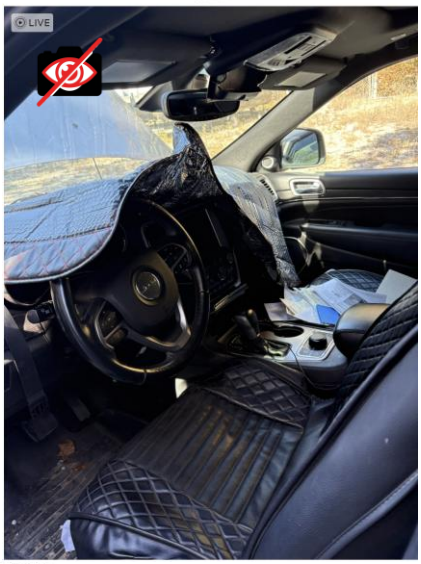
Lakeside Storage – Hollister, Missouri

Generator tie down ratchet straps were secured tightly by third party and Plaintiff on November 30, 2025. Generator also.

On November 5, 2025

- the generator straps had been loosened (contained a very large lock and the lock remained intact)
- Jeep interior had papers scattered
- Jeep engine cover appeared displaced

November 5, 2025 at 1:00 PM
31 of 177



November 5, 2025 at 10:46 PM
50 of 177

November 5, 2025 at 12:43 PM
16 of 177

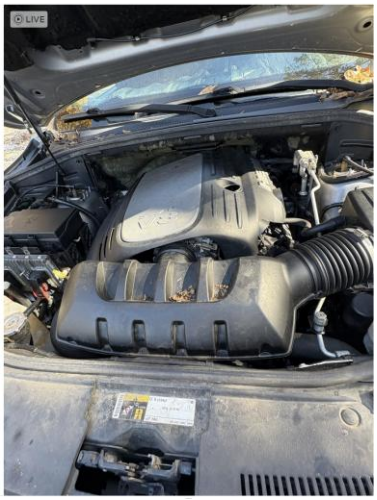
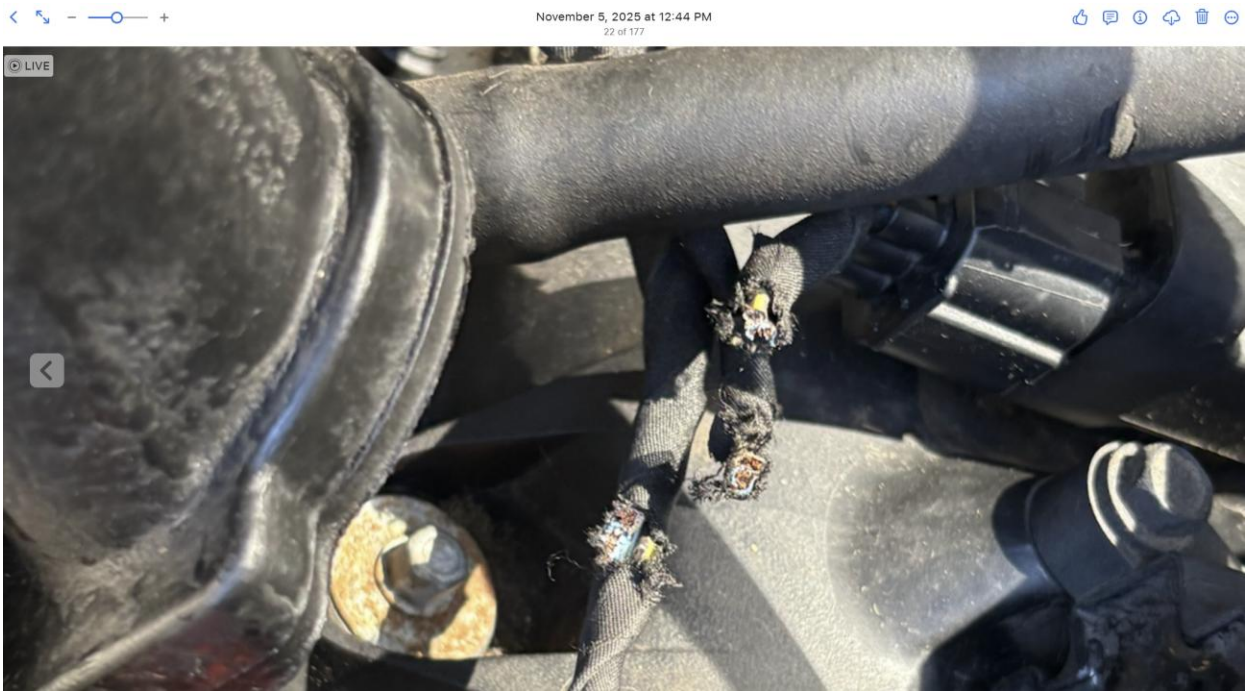


EXHIBIT E

Jeep 11/05/25 (Severe wire damage)

On November 5, 2025, a third party documented severe wire damage to the engine of Plaintiff's Jeep along with signs of extensive rodent nesting.



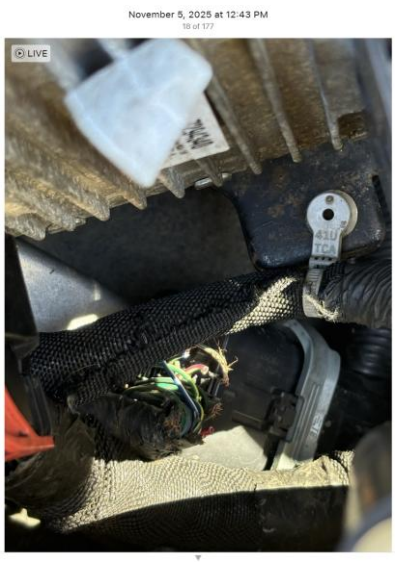


EXHIBIT E

Jeep 11/9/25

Lakeside Storage – Hollister, Missouri

Plaintiff discovered the Jeep's skid plate (undercarriage cover) on the ground adjacent to the trailer. Skid plate can be seen in Taney County Sheriff's body cam and third-party documentation between November 4 and 5, 2025. Jeep showed signs of improper jacking.

No Jeep damage or evidence of tampering was ever disclosed by Lakeside Storage

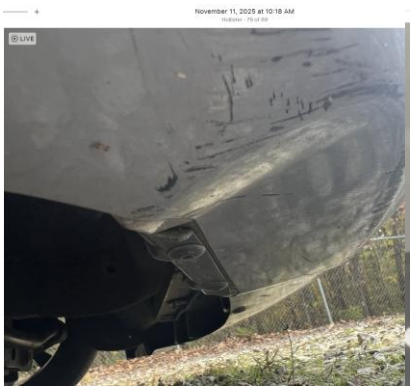


EXHIBIT E

Both Assets Rendered Inoperable and Towed

Lakeside Storage | Hollister, Missouri

Jeep Grand Cherokee towed – November 12, 2025

Forest River IBEX trailer towed – November 13, 2025

November 12, 2025 at 5:01 PM
Hollister · 82,371 of 83,473

Both assets were required to be towed from the facility as a direct result of security breaches, tampering, and unsafe conditions.

November 13, 2025 at 4:15 PM

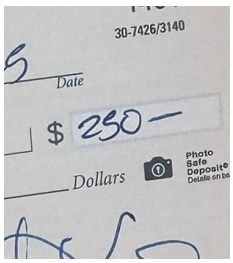


EXHIBIT E

Wire Insulation beyond fence line 11/13/25

Lakeside Storage – Hollister, Missouri

On November 13, 2025, while retrieving personal items beyond the fence line, Plaintiff observed two piles of discarded wire insulation.

EXHIBIT E

Selective Disclosure

EXHIBIT E

Selective Visual Disclosure

Lakeside Storage – Hollister, Missouri

Lakeside Storage never disclosed to Plaintiff, at any time, the underbelly compartment breach or forced hatch damage. Photographs transmitted by Lakeside Storage to Progressive Insurance omitted that damage.

On January 7, 2026, Progressive Insurance produced the photographs to Plaintiff that Lakeside Storage had previously provided to the insurer.

Lakeside Storage to Progressive

The damaged underbelly compartment and forced hatch area are excluded from the frame despite depicting the same trailer and time period.

Third Party images to Tenant

Photographs taken November 5, 2025, consistent with responding law-enforcement body-camera footage, depicting the same trailer area with the forced underbelly compartment and open hatch visible.

EXHIBIT E

Selective Visual Disclosure continued

Lakeside Storage never disclosed to Plaintiff that personal property had been left exposed on the ground within perimeter of unit RV26, including the paraffin wax machine and hoses (other than a general statement on 11/4/25 that the trailer cover had been removed for months). Photographs transmitted by Lakeside Storage to Progressive Insurance omitted these items.

On January 7, 2026, Progressive Insurance produced to Plaintiff the photographs that Lakeside Storage had previously provided to the insurer.

Lakeside to Progressive

The paraffin wax machine and associated personal property found on the ground by third parties are excluded from the frame and were not disclosed to Plaintiff.

Third Party Images

Photographs taken November 5, 2025, consistent with responding law-enforcement body-camera footage, depicting the paraffin wax machine and associated items removed from the trailer and left exposed on the ground near the hitch area.

EXHIBIT F

EXHIBIT F

Prior Tenant Theft and Court Findings

Alton Davis v. Lakeside Storage, et al.

Taney County, Missouri

Filed May 1, 2025

EXHIBIT F

FILED

MAY 01 2025

AMY STRAHAN
CIRCUIT CLERK
TANEY COUNTY

IN THE 46th JUDICIAL CIRCUIT, Taney COUNTY, MISSOURI

Judge or Division: Eighmy	Case Number: 2546-SC00015	(Date File Stamp)
Plaintiff(s): 1. Alton Davis 2. vs.	Plaintiff's Address (No. 1): 2100 Denny Street	Defendant's Address (No. 1): 765 State Highway P
	City, State, Zip: Ozark, MO. 65721	City State, Zip: Hollister, MO. 65672
Defendant(s): 1. Lakeside Storage Mark Brann 2. SDC Storage LLC & ZDM Storage	Telephone Number: 316-990-8715	Telephone Number: 417-248-1151
	Plaintiff's Address (No. 2):	Defendant's Address (No. 2): 3301 Atlantic Ave
	City, State Zip:	City, State, Zip: Raleigh, NC 27604
	Telephone Number:	Telephone Number: 855-744-1010

Petition Small Claims Court

Plaintiff states he/she has a claim against Defendant in the amount of $ 1,637.92. The claim arose on or about 04/24/2025 (date) as a result of the following events:

SEE ATTACHED PAPER:

(continue on additional page, if needed)

Plaintiff states that the information contained in this petition is true and correct to the best of his/her knowledge, that he/she is not an assignee of this claim and that he/she has not filed more than 12 other claims in the Missouri small claims courts during the current calendar year.

Plaintiff understands that, should he/she be successful in this action and obtain judgment, and if Defendant does not appeal within ten days, this judgment becomes final. Plaintiff cannot commence another action involving the same parties and issues. Plaintiff understands that he/she is waiving the right to jury trial on these issues in the small claims court.

5-1-2025
Date

Alton Davis
Signature of Plaintiff

Keep a copy of this petition and bring it to court.

SJRC (05-23) SC40 1 of 1 SCR 141.01; 482.330, 482.340 RSMo

Not an Official Court Document

EXHIBIT F

2546-SC00015

FILED
MAY 01 2025
AMY STRAHAN
CIRCUIT CLERK
TANEY COUNTY

I was keeping my 2022 Imagine 17mxk camper at Lakeside Storage. When I went to check on the camper on Thursday, April 24th, I found that the camper had been broken into and some damage done to the camper. I thought it strange that the gate to the facility was wide open. In fact, it was wide open every day I visited the site. I called the Taney County Sheriff Department, who sent out a deputy to investigate. He gathered my information and took pictures of the camper and the areas damage was done. I had called the number that was posted on the fence and no one would answer. I did this several times, no response. I later that evening sent two emails and no response. I visited the facility on Friday April 25, gate was wide open, called the sheriff department and told them, gave them the number posted 417-248-115. Even though there are security cameras, I found only one that was working. Or at least the red light could be seen.

The camper was cleaned out of most all the thing underneath and some stuff inside the camper. The main damage that the thief or thieves did is the door latch was broken, and they stole the battery, but in stealing the battery all the wires were cut to the power jack and to the camper. I had to get a new battery and have the wiring redone. Branson RV Mobile Service came out Saturday night in the rain to fix the wiring. This enabled me to move the camper out the next day.

The people who run the storage facility NEVER Called, NEVER Texted, or sent a email to let me they know the gate was going to be left wide open. Plus I thought that any of the security cameras are recording, much less working. I am going to request to seen all video footage for the last 9 months.

The FAILURE of Lakeside Storage to provide a safe and secure facility as advertise. Especially leaving the main gate open all day and night, Plus having security cameras not properly recording is a beach of contract, and is held liable for not providing a secure facility. NO communication to let one know that the gate is going to be left wide open. NO WAY to call, since all you get is a recording.

I am asking for reimbursements for the service call to fix camper, and replacement cost of items stolen. Since most of the stuff was brought on Amazon and Walmart, I have proof of purchase and price. I am seeking the amount of $1637,92.

New information on backside

EXHIBIT F

On Thursday May 1st, I finally got a hold of the agent (person) who oversees the Lakeside Storage. His name is Mark Braun. He told me that he took over management of the property on December 6, 2024. It was at that time he was told that my camper had been broken into. I asked him WHY I was not notified of the break in. No reason was given. But he knew and the person (agent) before him knew. Yet, since December 6 I was never notified, by phone, email or Text.

Not an Official Court Document

EXHIBIT F

Alton Davis
2100 Denny Street
Ozark, Mo. 65721

June 10, 2025

Mark F. Braun
Ozarks Property Management
1440 State Highway 248
Suite Q-450
Branson, Mo. 64616

Mark F. Braun

I am reaching out to you concerning a decision that given down by the 46th Judicial Circuit, Taney County, Mo. I would like to give you the opportunity to pay the amount of $1680 by certified check. This concerns damages, stolen contents and repair cost to my camper stored at Lakeside Storage in Hollister.

I am giving you the opportunity to make things right, before the Sheriff Department of Taney County delivers a summons to your place of employment. I have until June 16th to file the other papers required for the summons to issue.

Enclosed is a copy of the decisions handed down by Judge Eric Eighmy on June 6th, 2025.

Sincerely,

Alton Davis

EXHIBIT F

THE 46TH JUDICIAL CIRCUIT COURT, TANEY COUNTY, MISSOURI

FILED
JUL 21 2025
AMY STRAHAN
CIRCUIT CLERK
TANEY COUNTY

ALTON DAVIS,

Plaintiff

Case No. 2546-SC00015-01

vs.

MARK F. BRAUN-LAKESIDE STORAGE,

Defendant

AFFIDAVIT

State of Missouri
County of Taney

I, Rob Dewater, owner of Branson RV Mobile Service LLC of 5717 Historic Hwy 165, Branson, MO 65616 do hereby swear under oath that:

1. I received a phone call from Alton Davis on April 25, 2025 asking me if I would be able to repair damages done to his camper. I was told by Alton Davis (Mr. Davis) that his camper had been broken into and that the thief/thieves had stolen the battery. The thief/thieves also cut and had taken the wiring that led from the camper and the power jack to the battery.

2. I told him i would not be able to come out until Saturday until I finished the job I was working on and would call when I was done with the job.

3. I called Mr. Davis late Saturday evening around 8 pm if I could meet him at Lakeside Storage. He said, "yes."

4. Upon arriving at the facility, I saw Mr. Davis vehicle was parked at the far end and that the gate, which was wide open.

5. I was able to replace wiring and terminals to the new battery he had purchased. My bill to Mr. Davis for parts and service call came to $375. (See attached paper)

EXHIBIT F

6. I was told by Mr. Davis that he believed that the security cameras were probably not working. I told him you can know if you see the infra-red light.

7. On the way out I looked at the security cameras and found only one that was working. (One could see the red light on.) I then told Mr. Davis my findings and proceeded on my way home.

Under penalty of perjury, I hereby declare and affirm that the above stated facts, to the best of my knowledge, are true and correct.

DATED this 16 day of July, 2025

Signature

Rob Dewater

Printed Name

Not an Official Court Document

EXHIBIT F

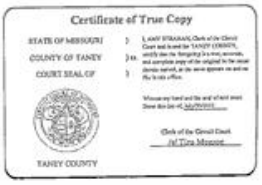
Report: CZR0026 v18.0 | 46TH JUDICIAL CIRCUIT
TANEY
CIRCUIT COURT DOCKET SHEET | Date:30-Jul-2025
Time:11:11:19AM
Page:1

2546-SC00015-01 **ALTON DAVIS V LAKESIDE STORAGE ET AL** **Security Level: 1 Public**

Case Type:	CC Small Claims Trial de Novo	**Case Filing Date:**	16-Jun-2025
Status:	Tried by Court-Civil		
Disposition:	Tried by Court-Civil	**Disposition Date:**	25-Jul-2025

		Release/Status Change Date	Reason
Judge	RENEE TIFFANY YARNELL (57767)		
Plaintiff Acting Pro Se	ALTON DAVIS (S10188)		
Defendant	LAKESIDE STORAGE (S10189)		
Defendant	SDC STORAGE LLC & ZDM STORAGE (S10190)		

Filing Date	Description
16-Jun-2025	**Judge Assigned**
	Judge Assigned
	Filed By: RENEE TIFFANY YARNELL
	App for Trial de Novo Filed
	Receipt Filed
	Trial Setting Scheduled
	Scheduled For: 10-Jul-2025; 2:00 PM; ERIC DELL EIGHMY; **Setting:** 0; Taney
20-Jun-2025	**Notice of Court Hearing Sent**
01-Jul-2025	**Returned Mail-Undeliverable**
	Returned Mail to Lakeside Storage
08-Jul-2025	**Hearing/Trial Cancelled**
	WRONG JUDGE SCHEDULED. /ch
	Scheduled For: 10-Jul-2025; 2:00 PM; ERIC DELL EIGHMY; **Setting:** 0; Taney
	Trial Setting Scheduled
	MOVED TO JUDGE YARNELL'S DOCKET. /ch
	Scheduled For: 10-Jul-2025; 2:00 PM; RENEE TIFFANY YARNELL; **Setting:** 0; Taney
	MOVED TO JUDGE YARNELL'S DOCKET. /ch
10-Jul-2025	**Trial Setting Held**
	7/10/25 - Parties appear. Case set for Bench Trial on 7/25/25 at 1:00 p.m. Clerk to block this afternoon on Court's calendar. - RTY/rg
18-Jul-2025	**Bench Trial Scheduled**
	Scheduled For: 25-Jul-2025; 1:00 PM; RENEE TIFFANY YARNELL; **Setting:** 0; Taney
	Notice of Court Hearing Sent
	Notice sent to Pro Se Plt and Dft's on this date. /rg
21-Jul-2025	**Affidavit Filed**
	Filed By: ALTON DAVIS
25-Jul-2025	**Sound Recording Log Sheet**
	Bench Trial Held
	Judgment Entered
	Tried by Court-Civil
	7/25/25 - Petitioner / Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun, appears in person on behalf of Lakeside Storage. Respondent / Defendant (#2), SDC Storage LLC & ZDM Storage, does NOT APPEAR. On the record: Court hears sworn testimony and evidence is presented and heard. Court finds in favor of the Petitioner / Plaintiff against Respondent / Defendant #2 (SDC Storage LLC & ZDM Storage). Judgment is in the amount of $1,637.00 + Court costs of $43.50. Total judgment in the amount of $1,680.50 against Respondent / Defendant (#2) SDC Storage LLC & ZDM Storage. Previous judgment against Respondent / Defendant (#1), registered agent Mark Braun and Lakeside Storage, is quashed. Garnishment previously issued against Mark Braun (Registered Agent for Respondent / Defendant #1) is hereby quashed as judgment against him has been quashed. Formal judgment filed herein. - RTY /rg
28-Jul-2025	**Returned Mail-Undeliverable**
	Mail Returned as to Lakeside Storage. /rg


Certificate of True Copy

STATE OF MISSOURI)
COUNTY OF TANEY) ss.
COURT SEAL OF)

TANEY COUNTY

EXHIBIT F

IN THE 46TH JUDICIAL CIRCUIT COURT, TANEY COUNTY, MISSOURI

Judge or Division: RENEE TIFFANY YARNELL	Case Number: 2546-SC00015-01 Court ORI Number: MO107033J	FILED JUL 25 2025 AMY STRAHAN CIRCUIT CLERK TANEY COUNTY (Date File Stamp)
Petitioner(s): ALTON DAVIS vs.		
Respondent(s): LAKESIDE STORAGE SDC Storage LLC & ZDM Storage		

Judgment Trial De Novo

Cause Called

☒ Petitioner(s) appear(s) in person, and Pro Se

☐ ~~Petitioner~~ corporation appears by _____

☒ (1) Respondent(s) appear (s) in person, and by R.A. Mark Braun

☒ (2) Respondent corporation appears by NONE

☒ (2) Respondent(s) remain in default although called.

Cause submitted and heard, evidence adduced. Court enters judgment as follows:

☒ Judgment in favor of the petitioner(s) on petitioner's petition in the sum of $ Against SDC Storage LLC & ZDM storage $1,637.50 + ct. costs $43.00

☒ Judgment in favor of the (#1) respondent(s) on petitioner's petition. - Mark Braun and Lakeside Storage absolved and previous judgment overturned.

☐ and in favor of petitioner(s) on respondent's counter-claim.

☐ and in favor of the respondent(s) on respondent's counter-claim.

☒ in the sum of $ 1,680.50.

Costs assessed against ☒ Respondent(s) ☐ Petitioner(s) in the amount of $ $43.50.

So Ordered:

7/25/25
Date

R.T.
Judge

OSCA (10-94) CV120 1 of 1 408.040 RSMo

EXHIBIT F

Case.net:2546-SC00015-01 - ALTON DAVIS V LAKESIDE STORAGE ET AL - Docket Entries

Sort Date Entries: Descending Ascending

Display Options: All Entries

08/12/2025

Returned Mail-Undeliverable
Returned Mail

Returned Mail-Undeliverable
Return Mail

07/30/2025

Judge/Clerk - Note
Request sent to Central Bank to Quash Garnishment/tm

Notice

07/28/2025

Returned Mail-Undeliverable
Mail Returned as to Lakeside Storage. /rg

07/25/2025

Tried by Court-Civil
7/25/25 - Petitioner / Plaintiff appears in person and pro se. Respondent / Defendant (#1) registered agent, Mark Braun, appears in person on behalf of Lakeside Storage. Respondent / Defendant (#2), SDC Storage LLC & ZDM Storage, does NOT APPEAR. On the record: Court hears sworn testimony and evidence is presented and heard. Court finds in favor of the Petitioner / Plaintiff against Respondent / Defendant #2 (SDC Storage LLC & ZDM Storage). Judgment is in the amount of $1,637.00 + Court costs of $43.50. Total judgment in the amount of $1,680.50 against Respondent / Defendant (#2) SDC Storage LLC & ZDM Storage. Previous judgment against Respondent / Defendant (#1), registered agent Mark Braun and Lakeside Storage, is quashed. Garnishment previously issued against Mark Braun (Registered Agent for Respondent / Defendant #1) is hereby quashed as judgment against him has been quashed. Formal judgment filed herein. - RTY /rg

Judgment Entered

Bench Trial Held

EXHIBIT G

Incident Communications and Evidence Preservation

2025

EXHIBIT G

CONTENTS

- All written communications and preservation efforts regarding the RV26 incident, security conditions, management responsibility, and insurance coverage.
- Original emails and attachments have been preserved in native format and can be produced upon request

EXHIBIT G

E-mail Communications

PLAINTIFF & LAKESIDE STORAGE 6/1/25-12/30/25

EXHIBIT G

6/5/25 New Gate Keypad

Lakeside Storage – Hollister, Missouri

June 5, 2025 — Mass Email from On-Site Manager Regarding Keypad Access

Re: DEAR TENANTS Inbox ×

Mark Braun <mark@lakesidestorage-units.com> Thu, Jun 5, 2025, 3:42 AM

to dkahrends@gmail.com, joshuaalbus@gmail.com, cyndieallender@yahoo.com, eanderson5guys@gmail.com, larrymanderson@yahoo.com, t.anglemyer@g

DEAR TENANTS

THE NEW KEY PAD IS INSTALLED THE OLD KEY CODES SHOULD WORK

MARK
LAKESIDE STORAGE

MARK F. BRAUN
PROPERTY MANAGER
LAKESIDE STORAGE
417-973-5555
mark@lakesidestorage-units.com

Deanna Muncy <deanna.muncy@hotmail.com> Wed, Jun 4, 2025, 11:18 AM

to Mark, dkahrends@gmail.com, joshuaalbus@gmail.com, cyndieallender@yahoo.com, eanderson5guys@gmail.com, larrymanderson@yahoo.com, t.anglemy

Great, thanks for the update.

No contemporaneous notice of security breach, open gate, or restricted access issued to tenants.

strange that the gate to the facility was wide open. In fact, it was wide open every day I visited the site. I called the Taney County Sheriff Department, who

- **ALTON DAVIS (APRIL 2025)**

Plaintiff's Tenancy November 19, 2024 – November 13, 2025

EXHIBIT G

11/3/25 Initial Notification

Lakeside Storage – Hollister, Missouri

November 3, 2025 —Mark Braun notifies Plaintiff "trailer needs attention"

Gmail

Meghan. Trailer needs attention
3 messages

Lakeside Storage at Table Rock Lake <Mark@lakesidestorage-units.com> Mon, Nov 3, 2025 at 11:02 AM
Reply-To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5d76c18e3+f94
To: missmonokian@gmail.com

Meghan

trailer needs attention

mark

Meghan

trailer needs attention

mark

Meghan Monokian <missmonokian@gmail.com> Mon, Nov 3, 2025 at 10:46 PM
To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5d76c18e3+f94d33a8-9f8a-4dcc-a4fe-f1a340dd3377@inbound.postmarkapp.com

Hi Mark, what do you mean?

Thanks,
-Meghan

Sent from my iPhone

On Nov 3, 2025, at 11:02 AM, Lakeside Storage at Table Rock Lake <Mark@l

[Quoted text hidden]

Meghan Monokian <missmonokian@gmail.com>
To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5d76c18e3+f94

Did something happen to it? Please provide additional context.

Sent from my iPhone

On Nov 3, 2025, at 11:02 AM, Lakeside Storage at Table Rock Lake <Mark@l

Meghan

Hi Mark, what do you mean?

Thanks,
-Meghan

Sent from my iPhone

On Nov 3, 2025, at 11:02 AM, Lakeside Storage at Table Rock La

[Quoted text hidden]

Meghan Monokian <missmonokian@gmail.com>
To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5c

Did something happen to it? Please provide additional context.

No response from Defendants

EXHIBIT G

11/4/25 Preservation Request

Lakeside Storage – Hollister, Missouri

November 4, 2025 — Plaintiff recounts verbal conversation and submits formal preservation request to Lakeside Storage Facility Manager

Gmail

Meghan Monokian <missmonokian@gmail.com>

Formal Incident Notice — Unlawful Entry, Property Damage & Evidence Preservation Request (Unit RV26)

2 messages

Meghan Monokian <missmonokian@gmail.com> Tue, Nov 4, 2025 at 4:38 PM
To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5d76c18e3+f94d33a8-9f8a-4dcc-a4fe-f1a340dd3377@inbound.postmarkapp.com>, Mark@lakesidestorage-units.com

Hello Mark and Lakeside Storage Management,

This letter serves as a formal record and documentation request regarding the unlawful entry and property damage involving my 2022 Forest River Ibex travel trailer (VIN 5NHTBXV23ND131804) stored in Unit RV26 at Lakeside Storage #3004, 765 State Highway P, Hollister, MO.

During our phone conversation on November 4, 2025, you confirmed the following:

- You personally discovered the trailer door open and closed it that same day.
- You believe the door may have been open for approximately two weeks prior, though the timeframe cannot be verified.
- You observed the interior of the trailer was disheveled, and that the protective covers for both the trailer and attached Jeep had been removed.
- You believe entry may have occurred through damage to the back fence near the trailer's location.
- You stated that identifying a responsible individual is difficult due to shared gate-code access and the high number of daily entries.
- You also advised that security cameras do not cover my space and that any footage from the relevant period is no longer available.

These details confirm that the trailer was unlawfully entered and disturbed without authorization.

I currently reside in the U.S. Virgin Islands and have filed a report with the Hollister Police Department documenting the incident. I will be initiating a comprehensive insurance claim through Progressive Direct (Policy #953876991) and notifying USAA (Renters Policy CIC 022975560 REN 002) regarding potential personal-property coverage.

Information and Documentation Requested

1. Exact date and time the trailer door was first observed open and when it was closed.
2. Name(s) and role(s) of any staff who discovered, inspected, or closed the unit.
3. Exact location of the reported fence damage; whether it was photographed, documented, or repaired, and by whom.
4. Security round logs for 30 days before and after the incident and any gate-code activity records for that period.
5. Camera locations, blind zones, and footage retention policy; confirm whether any nearby footage exists showing the fence or vehicle movement near Unit RV26.
6. Any incident reports, emails, or notes created about the open door, fence damage, or this event.
7. The official procedure for notifying tenants when security or property breaches occur.

Immediate Condition Check and Photo Request

Please perform a same-day visual inspection of both the Jeep and trailer exterior and email me:

- A brief note stating whether any additional damage is visible (doors, locks, windows, body panels, hitch/coupler, wiring, tires, awnings, vents, covers).
- Comprehensive, time-stamped photos taken liberally from all angles (front, back, left, right, VIN plate, door/latch area, hitch, wheels, roofline if visible, and the damaged fence area).
- If the trailer door can be opened without disturbing the interior, take overview photos from the threshold only—please do not move or rearrange any contents.
- Send all photos at original resolution to missmonokian@gmail.com with the subject: "RV26 – Condition Photos – [DATE]".
- If easier, a short (30–60 second) walk-around video is also welcome.

Please preserve all related evidence, including surveillance data, photographs, logs, and internal communications, until law-enforcement and insurance investigations are complete.

Sincerely,

Meghan C. Monokian
missmonokian@gmail.com
340-244-9641
Owner, Unit RV26 – 2022 Forest River Ibex

No response from Defendants

EXHIBIT G

11/13/25 RV26 Vacated & Observations (1/3)

Lakeside Storage – Hollister, Missouri

November 13, 2025 — Plaintiff sent Lakeside Storage an RV Vacancy notification, with another preservation request and notable observations and attached photos

Gmail

Meghan Monokian <missmonokian@gmail.com>

RV26 Vacated – Summary of Observations

2 messages

Meghan Monokian <missmonokian@gmail.com> Thu, Nov 13, 2025 at 11:48 PM
To: Lakeside Storage at Table Rock Lake <80eb262912804a4d097ab5f5d76c18e3+f94d33a8-9f8a-4dcc-a4fe-f1a340dd3377@inbound.postmarkapp.com>, Mark@lakesidestorage-units.com

Hi Mark,

This is to confirm that RV26 is vacated. I wanted to provide a brief summary of my current understanding based on our conversations earlier this month and my on-site visits. These are simply the observations as I have them now; if anything is inaccurate, clarification is welcome.

Surveillance

On 11/4, I first became aware that the back corner where RV26 is located did not have any camera coverage and that footage from prior periods was not available.

During my visit, I noticed that the two cameras positioned closest to that corner appeared non-operational—one had cut or hanging wires, and the other was angled upward toward the sky.

Fence / Access Points

On 11/4, the fence close to my unit was described as bent and possibly related to the issue.

When I inspected it myself, that bent section looked more consistent with a fallen branch and did not appear to be the main entry point.

Separately, I observed another fence section closer to the row of units that can swing open in a gate-like way. The surrounding ground and vegetation showed signs of repeated use, which stood out as a potential access area.

Nearby Units

My understanding earlier this month was that no other units had been affected.

During my visit, I observed the following:

The trailer adjacent to mine appeared to have signs of unauthorized access based on its front door condition.

Both boats in the same row had cut or disconnected wires and missing batteries (unless intentionally removed).

I wanted to mention this in case the owners need to inspect their property.

Condition of Trailer and Jeep

During inspection:

No response from Defendants

EXHIBIT G

11/13/25 RV26 Vacated & Observations (2/3)

Lakeside Storage – Hollister, Missouri

[Continued] November 13, 2025 — Plaintiff sent Lakeside Storage an RV Vacancy notification, with another preservation request and notable observations and attached photos

All interior and exterior compartments on both the trailer and Jeep had been opened or disturbed.

A multitude of items were missing, and both vehicles had exterior damage.

Several of my belongings were found beyond the fenceline and scattered around the trailer.

The overall pattern suggested more than one instance of access.

Timeline From 11/4/25

My understanding from early November was that:

The trailer door had been found open.

The interior was disheveled.

The door had been closed that same day.

Trailer cover had been off for months

Additional missing items (including batteries) were mentioned later in the week during phone call when specifically asking if additional damage had been observed (11/8/2025)

I also did not receive photos or documentation after requesting them verbally and again in writing on 11/4, so I'm noting that here.

Documentation Request

On 11/4, I requested:

Photos

Timeline of discovery

Fence details

Camera coverage/retention information

Gate logs

I did not receive follow-up materials, and I'm mentioning it again in case any of that information is now available.

Reporting

My understanding as of 11/8 is that the incident had not yet been reported to law enforcement at the time it was discovered.

Site Conditions Observed (11/9–11/13)

No response from Defendants

EXHIBIT G

11/13/25 RV26 Vacated & Observations (3/3)

Lakeside Storage – Hollister, Missouri

[Continued] November 13, 2025 — Plaintiff sent Lakeside Storage an RV Vacancy notification, with another preservation request and notable observations and attached photos

Site Conditions Observed (11/9–11/13)

During my on-site visits to secure my property between Sunday 11/9/25 and today, 11/13/25, I did not observe any measures taken to address the fenceline vulnerabilities, camera issues, or an on-site management presence in that area.

I appreciate being notified and for reasons outlined above, I will not be storing my assets at Lakeside Storage moving forward. Again, if I've misunderstood anything above, I appreciate any clarification.

Thank you,

Meghan Monokian

Attaching photos of observations for your awareness:
1. Cameras roughly 300 yards from corner lot
2. Fenceline
3. Neighboring renters

No response from Defendants

EXHIBIT G

12/25/25 Preservation Request to 10 Federal

December 25, 2025 Plaintiff forwarded Summary of Observations and Request to Retain Records for Unit RV26 to 10 Federal Leadership

---

from: **Meghan Monokian** <missmonokian@gmail.com>
to: contact@10federal.com
cc: brad@10federal.com, investors@10federal.com
date: Dec 25, 2025, 1:56 AM
subject: Fwd: RV26 Vacated – Summary of Observations (Lakeside Storage #3004)
mailed-by: gmail.com

Fwd: RV26 Vacated – Summary of Observations (Lakeside Storage #3004) Inbox ×

Meghan Monokian <missmonokian@gmail.com> Thu, Dec 25, 2025, 1:56 AM
to contact, brad, investors

Dear 10 Federal Leadership,

I'm writing to request that records related to Unit RV26 at Lakeside Storage #3004 be retained, including access logs, lock records, camera information, maintenance records, and related communications.

If there is any information or documentation that can be shared at this time, I would appreciate the opportunity to review it, as my goal is simply to better understand what occurred and clarify the circumstances surrounding the incident involving my property.

If there are limitations on what can be released, please let me know.

Thank you for your time and assistance.

Sincerely,
Meghan Monokian

---------- Forwarded message ---------
From: **Meghan Monokian** <missmonokian@gmail.com>

EXHIBIT G

Lakeside Storage – Hollister, Missouri

12/26/25 – 10 Federal Response from VP of Operations

December 26, 2025 10 Federal does not have incident records, claims Lakeside elected to self manage early December 2024. Plaintiff notes **the Land Owners' address on Taney County is 10 Federal's Headquarters**

Jack Sparks <jsparks@10federal.com> Dec 26, 2025, 12:03 PM
to me

Hi Meghan,

Thank you for reaching out to us.

We wanted to let you know that 10 Federal Storage has not managed this property for over a year, and we no longer have access to its records, operations, or tenant information.

To ensure you get accurate and up-to-date information, we recommend contacting the current ownership group directly, as they would be best positioned to assist you.

We appreciate you taking the time to contact us and apologize that we're unable to help further with this particular request.

10FEDERAL

Jack Sparks
Vice President, Operations
jsparks@10Federal.com | 10Fed.com
3301 Atlantic Ave. Raleigh, NC 27604

Miss Meghan Monokian <missmonokian@gmail.com> Dec 26, 2025, 12:57 PM
to Jack

Hi Jack,

Thank you for reaching out. My contracts were all generated by 10 Federal on 11/19/24. Mind letting me know when the change in management happened or which group took over? Additionally, 10 federal headquarters's address is still listed as the land owners address.

Thank you,
-Meghan

Jack Sparks Dec 26, 2025, 1:12 PM
to me

Meghan,

Of course — happy to clarify.

The management transition occurred in early December of the following month. At that time, their ownership chose to self-manage the property, operating under Lakeside Storage.

We're not able to speak to whether they later elected to engage another outside management company, but the Lakeside Storage team should be able to provide you with the most accurate and current information. I do see they have a "contact us" page on their current website. The link is below.

https://www.lakesidestoragebranson.com/contact-us

10FEDERAL

Jack Sparks
Vice President, Operations
jsparks@10Federal.com | 10Fed.com
3301 Atlantic Ave. Raleigh, NC 27604

Miss Meghan Monokian <missmonokian@gmail.com> Dec 26, 2025, 3:37 PM
to Jack

Thank you for clarification, Jack. Mark, the facility manager, has not responded to my requests (included prior comms in this email thread) which is why I reached out. I was never notified of a change in management and never provided a new contract.

I do see early day communications came from 10 federal which later changed to a lakeside storage email address. I see my automated payments stopped around 1/1/25 where I was later charged late fees.

If the land owners are managing the property, I will go ahead and contact them.

The public facing address on Taney County's site for the land owners is still 10 federal.

EXHIBIT G

12/26/25 – ZDM Storage, LLC & SDC Storage, LLC Inquiry

December 26, 2025 Plaintiff attempts to contact ZDM Storage, LLC and SDC Storage, LLC. Submits the same message through Lakeside Storage's "contact us" form on their main website requesting the message be forwarded to Zach and Shawn (registered agents of ZDM Storage, LLC and SDC Storage, LLC

from: **Miss Meghan Monokian** <missmonokian@gmail.com>
to: Zachary.Mabry@kochind.com, *NOT DELIVERED*
Z.Mabry@kochind.com, *NOT DELIVERED*
SChappell@waterstonemortgage.com *DELIVERED*
date: Dec 26, 2025, 5:43 PM
subject: ZDM Storage, LLC & SDC Storage, LLC — Lakeside Storage Management and Insurance Request
mailed-by: gmail.com

Miss Meghan Monokian <missmonokian@gmail.com> Fri, Dec 26, 2025, 5:43 PM
to Zachary.Mabry, Z.Mabry, SChappell

Dear Zach and Shawn,

I am writing to you as the owners of ZDM Storage, LLC and SDC Storage, LLC, the land-owning entities associated with Lakeside Storage in Hollister, Missouri.

I'm requesting clarification regarding management responsibility and insurance coverage for Lakeside Storage during my contract period November 19, 2024 through November 13, 2025 (tenant of RV26)

10 Federal has stated in they ceased managing the property over a year ago. I was not notified of any change in management and was not provided a new contract reflecting a transition.

Please confirm the following:

1. Management
   - Whether a management company assumed responsibility for Lakeside Storage after 10 Federal ceased management; and
   - If so, the name of that company and the effective date of the transition.
   - If no third-party manager was engaged, please confirm who managed and operated the facility during this period.

2. Insurance
   - All insurance policies in effect during November 19, 2024 through November 13, 2025, including primary, umbrella, and excess, that provide coverage for:
     - the land and premises
     - operations and management
     - security, access control, fencing, lighting, and surveillance
     - third-party criminal acts or vandalism (if applicable)

For each policy, please include the insurer, policy type, and policy period.

Thank you,
Meghan Monokian

No response from Defendants

EXHIBIT G

12/27/25 – Follow-Up to SDC Storage, LLC

Lakeside Storage – Hollister, Missouri

December 27, 2025 Plaintiff follows up with Shawn (e-mail address that previously showed successful delivery), requests management and insurance information, and attaches summary of observations

Meghan Monokian <missmonokian@gmail.com>
to SChappell

Sat, Dec 27, 2025, 12:28 PM

Hi Shawn,

This is a brief follow-up to my request sent yesterday (12/26/25) regarding **management responsibility and insurance coverage** for Lakeside Storage during my tenancy.

Given the questions around who managed and operated the facility during my contract period (**11/19/24–11/13/25**) and the timing of the management transition, I want to forward my prior communications so you have direct visibility into some of what I documented at the time regarding:

- the condition of my Jeep and trailer,
- the surrounding area and security observations, and
- the requests that were made prior to and at the time I vacated RV26.

As noted previously, I am seeking confirmation of:

1. Management responsibility — who managed and operated Lakeside Storage during my tenancy, including the effective date of any transition from 10 Federal and whether the facility was self-managed or managed by another entity thereafter; and

2. Insurance coverage — the insurance policies in effect during that period covering the premises, operations, and security (including the insurer, policy type, and policy period).

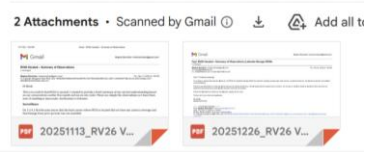
If any additional information is available — such as photographs from the scene, access or gate logs, incident notes, or related records — and can be shared, I would appreciate the opportunity to review it to better understand what occurred.

For completeness, I attempted to include Zach on my prior email and also submitted the same message through the Lakeside Storage "Contact Us" form requesting it be routed to both of you. If you're able, I would appreciate it if you could forward this email to Zach as well.

Thank you,
Meghan Monokian

Attachments included for reference:

1. **20251226_RV26 Vacated & 10 Federal Communications**
   - Communications with Lakeside Storage (11/3/25–11/13/25)
   - Communications with 10 Federal (12/25/25–12/26/25)
2. **20251113 — RV26 Vacancy Email Attached Photos**
   - Photos and observations provided at time of vacancy (attached to RV26 Vacancy e-mail)



No response from Defendants

EXHIBIT G

Lakeside Storage – Hollister, Missouri

12/30/25 — Preservation & Insurance Demand (1/3)

December 27, 2025 Plaintiff sends preservation request and Insurance Demand to all Defendants

Tue, Dec 30, 2025, 5:16 PM

from: **Meghan Monokian** <meghan.monokian@gmail.com>

to: "Mark@lakesidestorage-units.com" <mark@lakesidestorage-units.com>, Info@lakesidestoragebransonmo.com, info@lakesidestoragebranson.com, SChappell@waterstonemortgage.com, brandymarbry@yahoo.com, jsparks@10federal.com

Record Preservation & Insurance Policy Disclosure Request — Lakeside Storage (RV26) Inbox ×

Meghan Monokian <meghan.monokian@gmail.com> Tue, Dec 30, 2025, 5:16 PM

to Mark@lakesidestorage-units.com, Info, info, SChappell, brandymarbry, jsparks, bcc: Matt

Hello,

I am writing to request preservation of records and disclosure of applicable insurance policies related to **Lakeside Storage at Table Rock Lake (Hollister, Missouri)** for the period **November 19, 2024 through November 13, 2025**, corresponding to my tenancy of **Unit RV26** (Account No. 1013904).

This message is intended to ensure that relevant information is retained and that applicable insurance coverage is accurately identified. It is directed to all entities involved in owning (**ZDM Storage LLC; SDC Storage LLC**), operating, managing, or supervising the facility during the relevant period, including any parent, affiliate, successor, managing agent, or third-party service provider.

I. RECORD PRESERVATION REQUEST

To avoid inadvertent loss of information, please take appropriate steps to preserve documents, data, and electronically stored information (ESI) relating to facility security, access, operations, incidents, and communications, including but not limited to the following categories:

A. Security & Surveillance

- Video footage (including archived or retained backups)
- Camera system logs, maintenance records, outage or vandalism records
- Camera placement maps and coverage diagrams
- Records identifying cameras that were nonfunctional, damaged, or offline

B. Access Control & Gate Activity

- Gate access logs, keypad records, and entry/exit data
- Code assignment records (including shared, changed, or disabled codes)
- Records reflecting keypad or access-control changes
- Visitor, vendor, or contractor access records

No response from Defendants

EXHIBIT G

Lakeside Storage – Hollister, Missouri

12/30/25 — Preservation & Insurance Demand (2/3)

[Continued] December 27, 2025 Plaintiff sends preservation request and Insurance Demand to all Defendants

C. Incident & Loss Records

- Incident reports (formal or informal)
- Internal communications referencing theft, vandalism, break-ins, gate issues, or security concerns
- Tenant complaints or reports of suspicious activity
- Records reflecting whether law enforcement was contacted

D. Facility Operations & Maintenance

- Fence inspection, repair, and maintenance records
- Work orders related to fencing, gates, cameras, or lighting
- Vendor invoices or service agreements relating to security systems

E. Communications

- Communications (email, SMS, platform-generated messages, internal tickets) involving:
  - My tenancy
  - RV Unit RV26
  - Any theft, vandalism, or security-related issue
- Records showing how tenant messages were routed, received, or logged within internal systems

F. Management & Control

- Records identifying management responsibility during the relevant period
- Management transition records
- Policies or procedures regarding security, incident reporting, and tenant notification

This request applies to all formats and storage locations, including cloud systems, backups, archives, mobile devices, and third-party vendors that hosted or maintained relevant systems.

II. INSURANCE POLICY DISCLOSURE REQUEST

Please also provide insurance policy information for any coverage in effect during the relevant period that may apply to facility operations, premises liability, negligent security, or related risks, including:

1. Carrier name
2. Policy number
3. Policy type (e.g., Commercial General Liability, Umbrella/Excess, Customer Goods Legal Liability, Property)
4. Named insured(s)
5. Additional insureds
6. Policy limits (per occurrence and aggregate)
7. Effective dates
8. Excess or umbrella layers
9. Claims reporting contact information

If any entity believes no responsive coverage exists, please confirm that position in writing. If coverage was provided through a managing agent or third party, please identify the responsible entity and carrier.

This request is made for information-gathering and record-retention purposes only and is not a demand or a waiver of any rights.

No response from Defendants

EXHIBIT G

Lakeside Storage – Hollister, Missouri

12/30/25 — Preservation & Insurance Demand (3/3)

[Continued] December 27, 2025 Plaintiff sends preservation request and Insurance Demand to all Defendants

III. RESPONSE TIMING

Please confirm in writing **within ten (10) business days** that:

1. Relevant records are being preserved; and
2. Insurance coverage information will be provided or identified.

For reference, I have attached a prior summary of observations and related correspondence concerning RV26 and facility conditions.

Thank you for your cooperation. I appreciate your assistance in ensuring that relevant information is accurately identified and preserved.

Best regards,
Meghan Monokian

One attachment • Scanned by Gmail ⓘ Add to Drive

No response from Defendants

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance
January 7, 2026

EXHIBIT H

Exhibit H
Date: January 7, 2026
Title: Lakeside Storage Photographs Transmitted to Progressive Insurance
Source: Lakeside Storage → Progressive Insurance (Produced to Plaintiff January 7, 2026)
Purpose: Demonstrates that the photographs transmitted by Lakeside Storage to Progressive Insurance do not reflect the full condition of the property as observed by on-site witnesses and responding law enforcement. **Plaintiff was never directly provided with the images from Facility Manager Mark Braun. These photographs were produced to Plaintiff by Progressive Insurance, not by Defendants.**

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT H

Lakeside Storage Photo Production to Progressive Insurance

EXHIBIT I

EXHIBIT I

Taney County Sheriff's Office Case No. 25-12052

November 4, 2025

EXHIBIT I

Taney County Sheriff's Office

P.O. Box 1005, Forsyth, MO 65653

Offense / Incident Report

Report Date	Type of Incident	Complaint No.	Case Status
11/04/2025 1739	**BURGLARY - 2ND DEGREE**	**25-12052**	**INVESTIGATIONS**

On Tuesday, 11/04/2025, at approximately 1739 hours, I, Deputy Garoutte 120, was dispatched to 765 State Hwy P in Hollister (Lakeside Storage) in references to past stealing. The victim, identified as Meghan Monokian, currently lives in the U.S. Virgin Islands and received an email from Lakeside Storage on the 3rd of November stating that her trailer needed attention. Upon calling and talking with a staff member by the name of Mark, she was informed that the protective covers on her Jeep Grand Cherokee and Ibex travel trailer had been removed, the trailer door found open, and the inside of the trailer disheveled.

Once on scene I spoke with Meghan over the phone for the initial report. While speaking with Meghan, she informed me that Mark explained to her that the area where her trailer and vehicle sat was not in view of any camera's as well as gave an approximation that this incident occurred sometime in the last two weeks. During my walk around of the trailer I could not see any damage done to the door or windows. I informed Meghan that the trailer was locked and the code she gave me to gain access into the trailer did not unlock the door. I did however notice that at the front of the trailer, the battery compartment was open and the batteries were missing. Meghan confirmed that the compartment had the batteries upon her leaving the trailer there.

I then walked around Meghan's Jeep and found no structural damages, but did see that the driver side front door was unlocked. I also found registration paperwork sitting in the passenger seat. Meghan confirmed that the vehicle had been secured after leaving it their as well as the paperwork had been in the glove box.

I then secured Meghan's Jeep upon her request and took pictures of the scene, the Jeep, and the travel trailer. Meghan then informed me that her Uncle would be by in the morning to do a walk through of the trailer. At that time I informed Meghan that her Uncle could have a deputy accompany him to put together a inventory of any stolen items.

Nothing further at this time.

Supplemental Report

Supp. No.	Date / Time	ID	Officer Name	Secondary ID / Officer Name
0001	**11/6/2025 2:01 AM**	**120**	**GAROUTTE, ALEXANDER**	**120 GAROUTTE, ALEXANDER**

PICTURES AND EVIDENCE RECOVERED

On 11-6-2025, I, Deputy Garoutte 120, received an email from the victim of pictures of the Travel Trailer in the daytime. I also returned to the scene and collected a pair of garden shears that were located in the trailer that the victim claimed did not belong to her as evidence.

Reporting Officer	**120 GAROUTTE, ALEXANDER**	Approving Officer (I)
		(Cover Pages Only)

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EXHIBIT J

Ownership, Management, and Agency Records

2018 - 2026

EXHIBIT J

Enterprise Structure and Control Relationships

Lakeside Storage – Hollister, Missouri

EXHIBIT J

I. Parties and Enterprise Structure

II. Service of Process and Statutory Notice

III. Tax Mailing Address of Record

IV. Imputed Knowledge and Agency Attribution

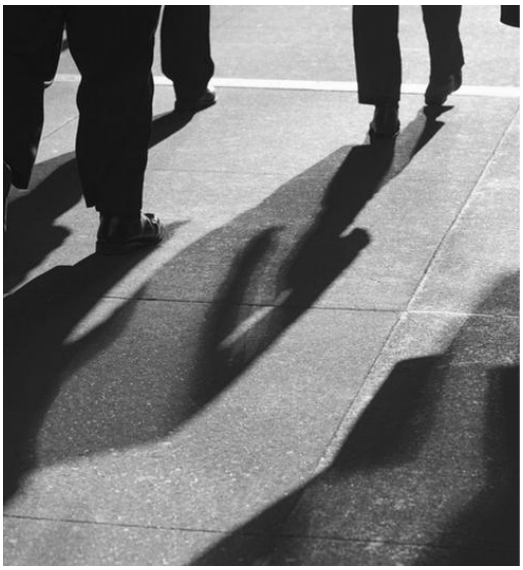


EXHIBIT J

Enterprise Organization and Operational Control

OWNERSHIP, MANAGEMENT, AND AGENCY RELATIONSHIPS

EXHIBIT J

Entity Identification

Lakeside Storage – Hollister, Missouri

Identifying Information for All Defendants and Affiliated Land-Owning and Managing Entities associated with Lakeside Storage Branson, LLC.

#	Legal Name	Entity Type	Jurisdiction of Formation	Charter / Registration No.
1	**Lakeside Storage Branson, LLC**	Limited Liability Company (Foreign)	Kansas (Registered in Missouri)	FL0827254 (MO Foreign); KS Parent Dissolved 10/16/2018 (3926201)
2	**ZDM Storage, LLC**	Limited Liability Company	Kansas	KS 9127846
3	**SDC Storage, LLC**	Limited Liability Company (Forfeited; Title Interest Intact)	Kansas	KS 9127861
4	**10 Federal Storage Management, LLC**	Limited Liability Company	North Carolina (Registered in Missouri)	Charter / Registration No.: NC 1429044; Missouri Foreign Registration FL001431359
5	**Mark Francis Braun**	Individual (Natural Person)	Missouri (Domicile)	N/A

Primary and Alternative Service of Process Addresses (Upon Unavailability of Registered Agent)

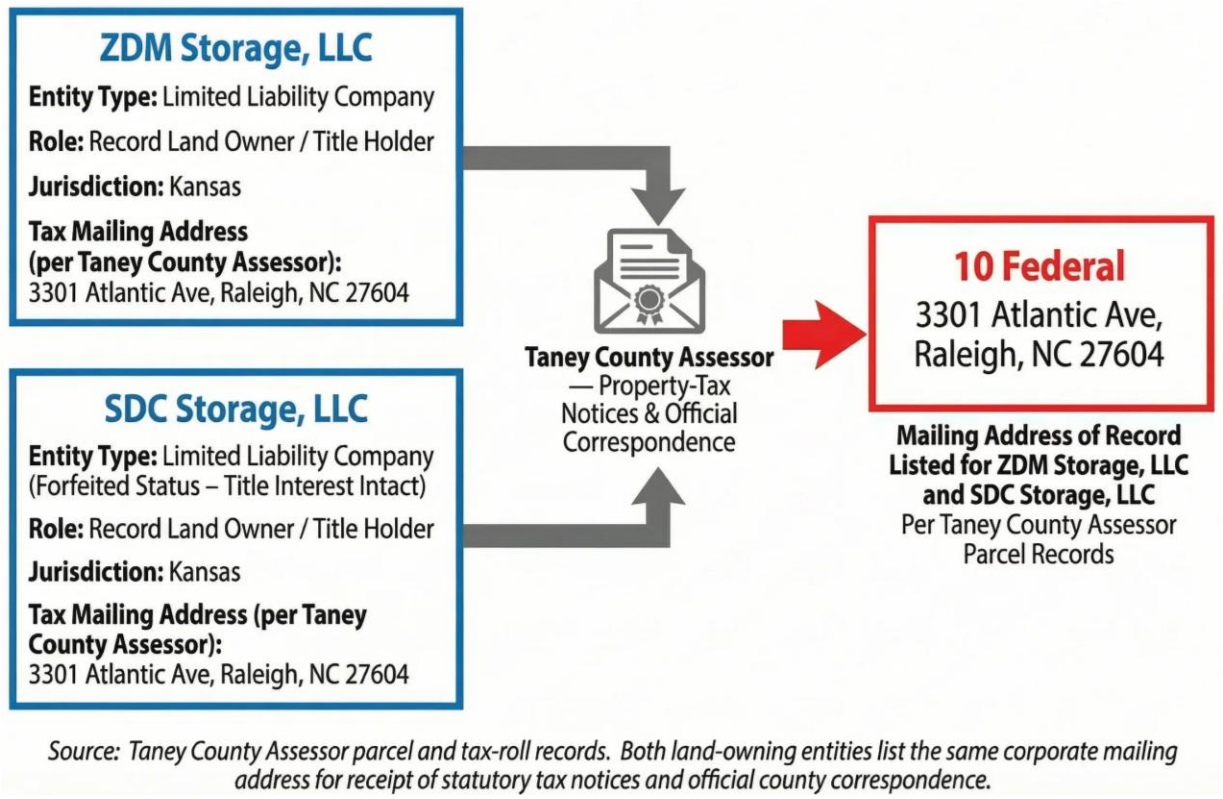
#	Defendant	Primary Service	Address 1	Alternate Service Basis	Alternate Address
1	**Lakeside Storage Branson, LLC**	Phil Lopez (Registered Agent)	765 State Highway P Hollister, MO 65672	Operating Office (same)	765 State Highway P Hollister, MO 65672
2	**ZDM Storage, LLC**	Zachary D. Mabry (Registered Agent)	1406 Main Street Halstead, KS 67056	Domicile of Agent	3920 S Halstead Rd Halstead, KS 67056
3	**SDC Storage, LLC**	Shawn D. Chappell (Registered Agent)	1413 S Kiowa Drive Olathe, KS 66062	Principal Office / Member Address	10129 W 271st Street Louisburg, KS 66053
4	**10 Federal Storage Management, LLC**	CT Corporation System (MO Registered Agent)	5661 Telegraph Rd., Suite 4B St. Louis, MO 63129	Principal Office / HQ (Control Nexus)	3301 Atlantic Ave Raleigh, NC 27604
5	**Mark Francis Braun**	Personal Service (Residence)	130 Lugano Ln Hollister, MO 65672	Associated MO Business Entities (LC1788823; LC001656429; LC1365679)	2460 S Business 65, Suite 108 Hollister, MO 65672

EXHIBIT J

Tax Mailing Address of Record

Lakeside Storage – Hollister, Missouri

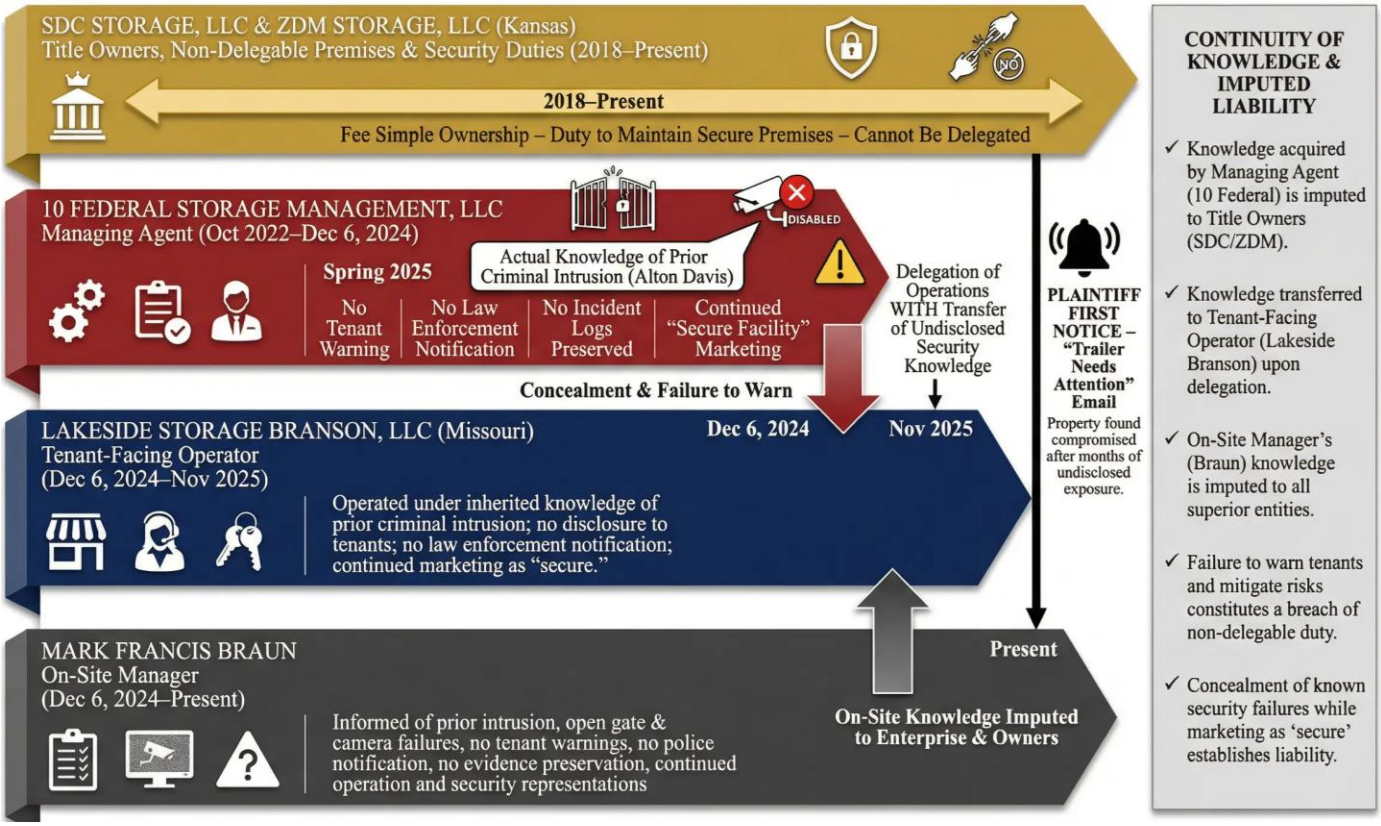
Taney County Assessor — ZDM Storage, LLC & SDC Storage, LLC


ZDM Storage, LLC
Entity Type: Limited Liability Company
Role: Record Land Owner / Title Holder
Jurisdiction: Kansas
Tax Mailing Address (per Taney County Assessor):
3301 Atlantic Ave, Raleigh, NC 27604
SDC Storage, LLC
Entity Type: Limited Liability Company (Forfeited Status – Title Interest Intact)
Role: Record Land Owner / Title Holder
Jurisdiction: Kansas
Tax Mailing Address (per Taney County Assessor):
3301 Atlantic Ave, Raleigh, NC 27604
Taney County Assessor — Property-Tax Notices & Official Correspondence
10 Federal
3301 Atlantic Ave, Raleigh, NC 27604
Mailing Address of Record Listed for ZDM Storage, LLC and SDC Storage, LLC
Per Taney County Assessor Parcel Records

Source: Taney County Assessor parcel and tax-roll records. Both land-owning entities list the same corporate mailing address for receipt of statutory tax notices and official county correspondence.

EXHIBIT J

Ownership, Agency, Control & Imputed Knowledge


SDC STORAGE, LLC & ZDM STORAGE, LLC (Kansas)
Title Owners, Non-Delegable Premises & Security Duties (2018–Present)
2018–Present
Fee Simple Ownership – Duty to Maintain Secure Premises – Cannot Be Delegated
10 FEDERAL STORAGE MANAGEMENT, LLC
Managing Agent (Oct 2022–Dec 6, 2024)
DISABLED
Actual Knowledge of Prior Criminal Intrusion (Alton Davis)
Spring 2025
No Tenant Warning
No Law Enforcement Notification
No Incident Logs Preserved
Continued "Secure Facility" Marketing
Concealment & Failure to Warn
Delegation of Operations WITH Transfer of Undisclosed Security Knowledge
Dec 6, 2024
Nov 2025
LAKESIDE STORAGE BRANSON, LLC (Missouri)
Tenant-Facing Operator
(Dec 6, 2024–Nov 2025)
Operated under inherited knowledge of prior criminal intrusion; no disclosure to tenants; no law enforcement notification; continued marketing as "secure."
MARK FRANCIS BRAUN
On-Site Manager
(Dec 6, 2024–Present)
Informed of prior intrusion, open gate & camera failures, no tenant warnings, no police notification, no evidence preservation, continued operation and security representations
Present
On-Site Knowledge Imputed to Enterprise & Owners
PLAINTIFF FIRST NOTICE – "Trailer Needs Attention" Email
Property found compromised after months of undisclosed exposure.
CONTINUITY OF KNOWLEDGE & IMPUTED LIABILITY
✓ Knowledge acquired by Managing Agent (10 Federal) is imputed to Title Owners (SDC/ZDM).
✓ Knowledge transferred to Tenant-Facing Operator (Lakeside Branson) upon delegation.
✓ On-Site Manager's (Braun) knowledge is imputed to all superior entities.
✓ Failure to warn tenants and mitigate risks constitutes a breach of non-delegable duty.
✓ Concealment of known security failures while marketing as 'secure' establishes liability.

**For demonstration purposes only*